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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
☑ **Yes** ☐ **No** ☐ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
☐ **Yes** ☐ **No** ☐ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
☑ **Yes** ☐ **No** ☐ **N/A**

Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
☐ **Fast Track (Land Use - Controlled Activity)**
☐ **Change of Consent Notice (s.221(3))**
☐ **Certificate of Compliance (s.139)**
☐ **Extension of time (s.125)**
☐ **Discharge:** Total voume = _____ m^3
Note; volumes >3m³ requires NRC Consent 3m³
☑ **Subdivision**
☐ **Existing Use Certificate (s.139A)**
☐ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
☐ **Other (please specify)** _____

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?

refer Appendix 9

Who else have you consulted with?

Council RC Planning and Roading - CDM-2026-31

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Darran Fielding

Email: [redacted]

Phone number: [redacted]

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

Have you been the subject of [redacted] 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: Northland Planning & Development (c/- Rochelle Jacobs)

Email: [redacted]

Phone number: [redacted]

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

All correspondence will be sent by [redacted] of communication.

7. Details of property owner/s and occupier/s

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

Name/s: Darran Fielding

Property address/ location: [redacted]

8. Application site details

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

Name/s: Darran Fielding

Site address/ location: 18 Puriri Park Lane
Waipapa
Postcode

Legal description: Lot 6 DP 465272 **Val Number:**

Certificate of title: 619150

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Proposed five lot subdivision and use of existing access Lot 8 that is Puriri Park Lane, Waipapa that will exceed 8 users in the PDP Rural Residential Zone.

Cancellation of consent notice condition (v) of RC2060780 and Condition (i) of RC2130236

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ☑ **2023**

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ◯ **Yes** ☑ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ◯ **Flooding**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

16. 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) Darran Fielding

Email: [redacted]

Phone number:

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

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

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) Darran Fielding

Signature:
(signature of bill payer) [redacted] ATORY

Date 21/10/26

17. 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.

18. Declaration

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

Name (please write in full) Rochelle Jacobs

Signature [redacted]

Date 21/10/26

See overleaf for a checkli

Checklist of your information

Please tick if information is provided

- [x] Payment (cheques payable to Far North District Council)
- [x] A current Certificate of Title (Search Copy not more than 6 months old)
- [x] Details of your consultation with Iwi and hapū
- [x] Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- [x] Applicant / agent / property owner / bill payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [ ] Written approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [x] Copies of other relevant consents associated with this application
- [ ] Location and site plans (land use) AND/OR
- [x] Location and scheme plan (subdivision)
- [ ] Elevations / floor plans
- [ ] Topographical / contour plans

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

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **619150**

Land Registration District **North Auckland**

Date Issued 30 September 2013

Prior References

422273 422274

Estate Fee Simple

Area 2.3850 hectares more or less

Legal Description Lot 6 Deposited Plan 465272

Registered Owners

Darran Kenneth Fielding and Maree Anne Fielding

Estate Fee Simple - 1/7 share

Area 1.5123 hectares more or less

Legal Description Lot 8 Deposited Plan 406343

Registered Owners

Darran Kenneth Fielding and Maree Anne Fielding

Interests

Subject to a water supply right over part Lot 8 marked A & C on DP 406343 specified in Easement Certificate B270993.5 - 14.3.1984 at 1:40 pm

Appurtenant hereto are water supply rights specified in Easement Certificate B270993.5 - 14.3.1984 at 1:40 pm

The easements specified in Easement Certificate B270993.5 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to drain water over part Lot 8 marked E and F and to telecommunications and electricity rights over part Lot 8 marked A & B on DP 406343 specified in Easement Certificate D640689.4 - 17.9.2001 at 9.00 am

The easements specified in Easement Certificate D640689.4 are subject to Section 243 (a) Resource Management Act 1991

8634398.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.12.2010 at 2:25 pm

Subject to a right to transmit electricity and telecommunications and a right to convey water over part Lot 6 marked G, D & H on DP 465272 and to a right of way and a right to transmit electricity and telecommunications and a right to convey water over part Lot 8 marked A, B, C, F & J and a right to drain water over part Lot 8 marked F & J on DP 406343 created by Easement Instrument 8634398.3 - 20.12.2010 at 2:25 pm

Appurtenant to Lot 6 DP 465272 is a right of way and a right to transmit electricity and telecommunications and a right to convey water and to drain water created by Easement Instrument 8634398.3 - 20.12.2010 at 2:25 pm

The easements created by Easement Instrument 8634398.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8634398.3 - 20.12.2010 at 2:25 pm

Subject to a right to transmit electricity (in gross) over part Lot 6 marked G, D & H on DP 465272 and over part Lot 8 marked A, B, C & J on DP 406343 in favour of Top Energy Limited created by Easement Instrument 8634398.4 - 20.12.2010 at 2:25 pm

The easements created by Easement Instrument 8634398.4 are subject to Section 243 (a) Resource Management Act 1991

9524424.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.9.2013 at 4:55 pm (Affects Lot 6 DP 465272)

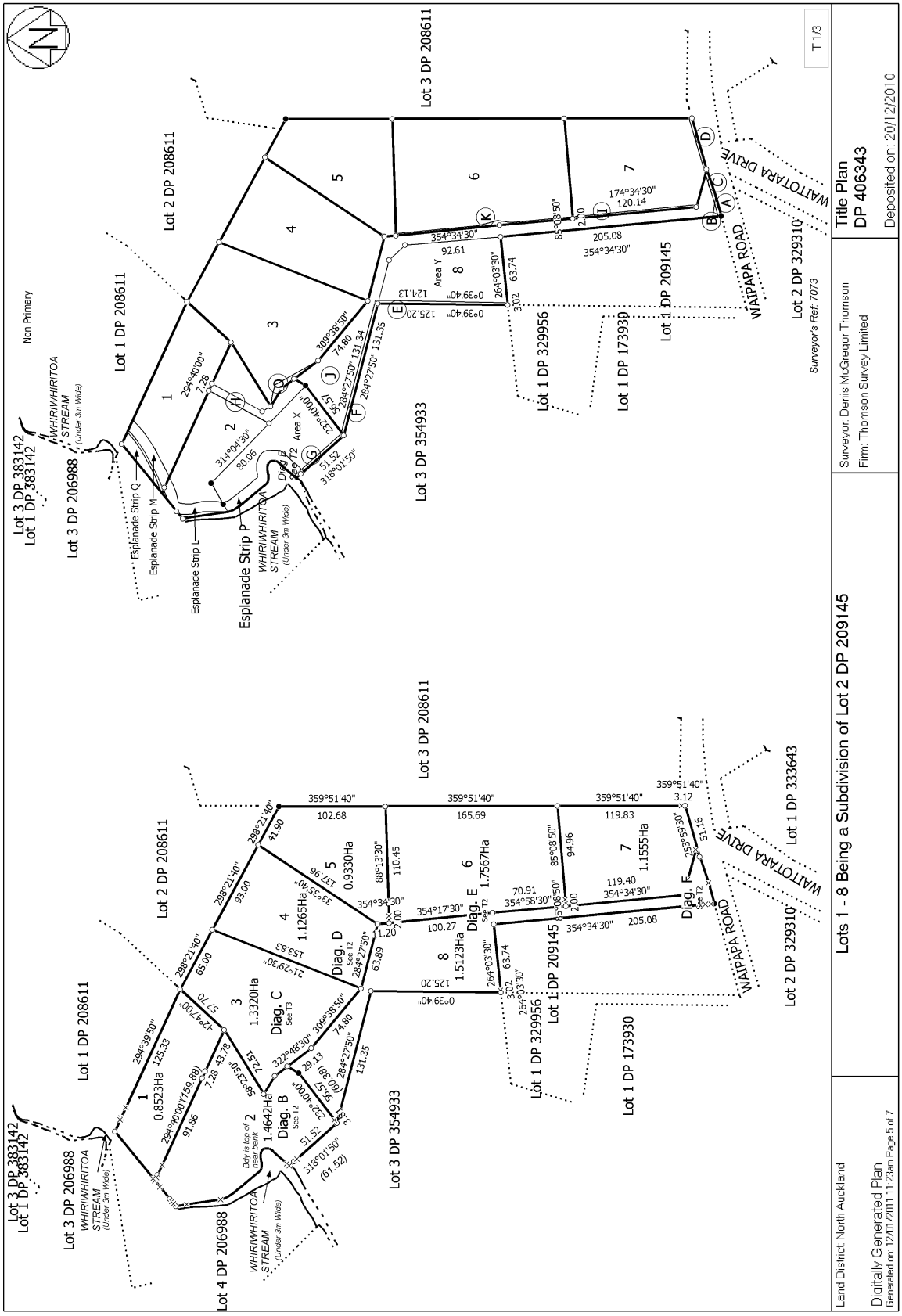
Subject to Section 241(2) Resource Management Act 1991 (affects DP 465272)

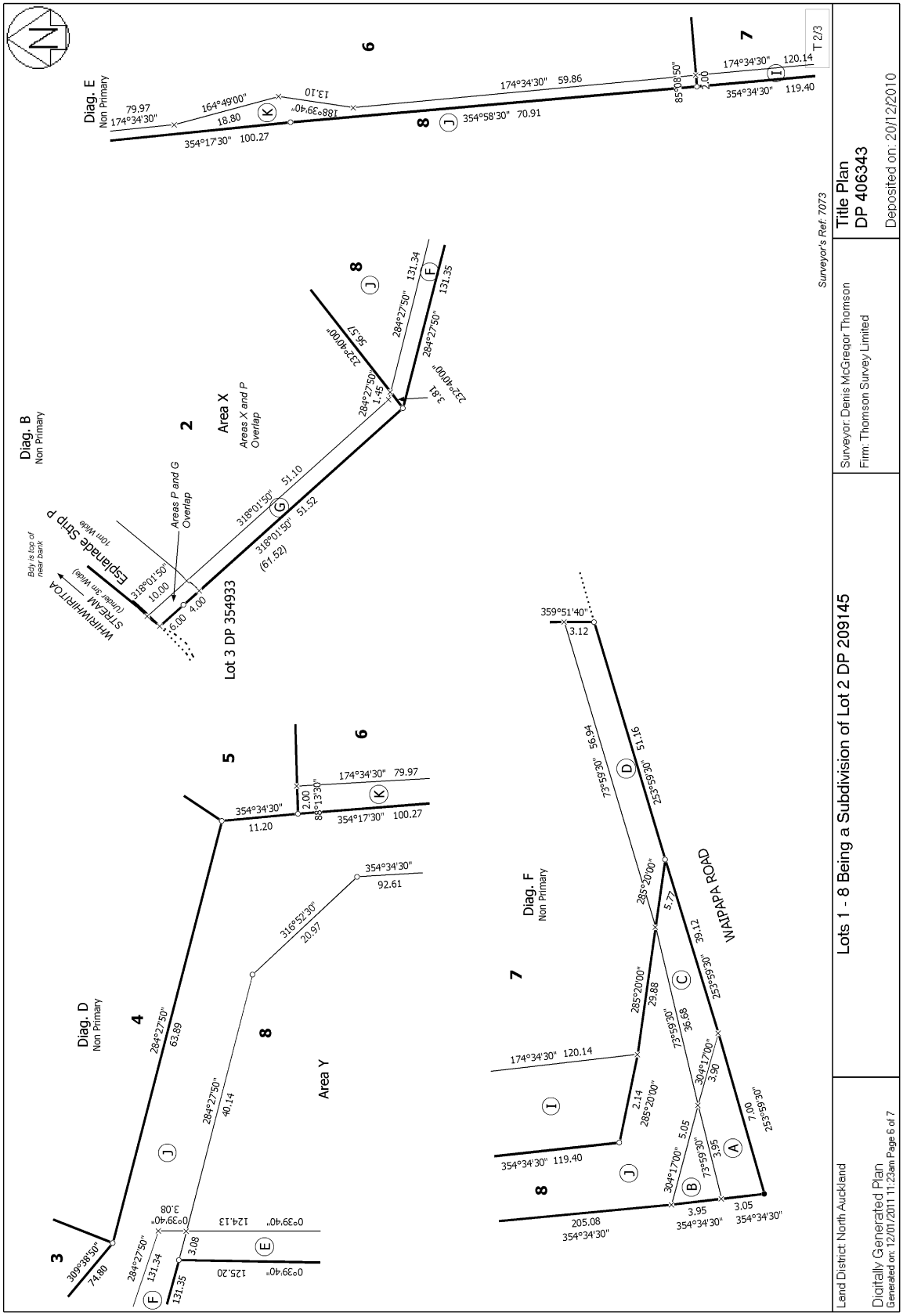
Subject to a right to drain water over part Lot 6 marked C & D on DP 465272 created by Easement Instrument 9524424.3 - 30.9.2013 at 4:55 pm

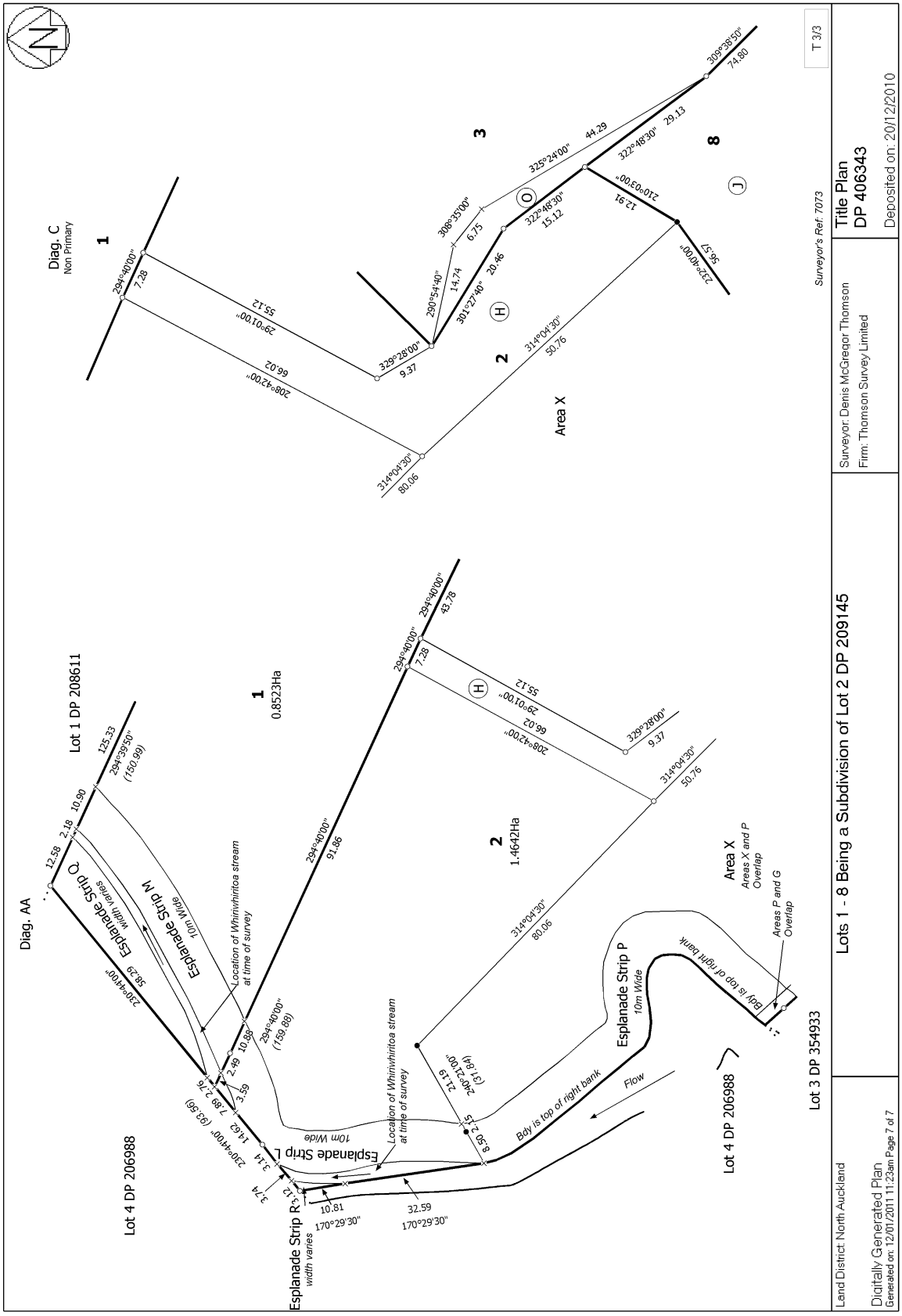
Appurtenant to Lot 6 DP 465272 is a right to convey electricity, sewer, water supply, telecommunications and computer media created by Easement Instrument 9524424.3 - 30.9.2013 at 4:55 pm

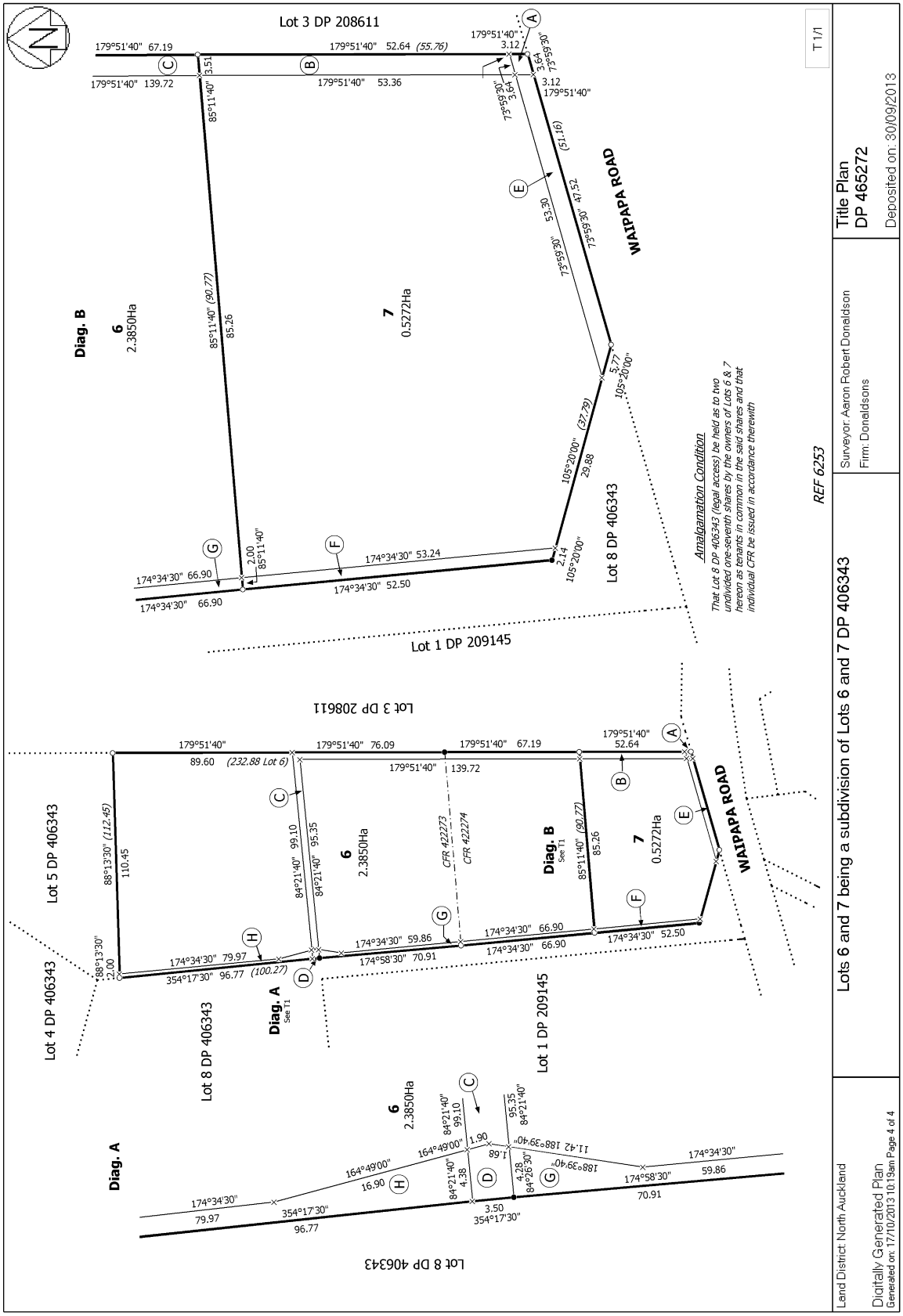
The easements created by Easement Instrument 9524424.3 are subject to Section 243 (a) Resource Management Act 1991

9805739.1 Mortgage to ANZ Bank New Zealand Limited - 12.8.2014 at 9:39 am


Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Title Plan DP 406343
Deposited on: 20/12/2010
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor's Ref: 7073
Land District: North Auckland
Digitally Generated Plan
Generated on: 12/01/2011 11:23am Page 5 of 7
T 1/3
WAITOTARA DRIVE
WAIPAPA ROAD
Lot 2 DP 329310
Lot 1 DP 333643
Lot 1 DP 209145
Lot 1 DP 329956
Lot 1 DP 173930
Lot 3 DP 354933
Lot 3 DP 208611
Lot 2 DP 208611
Lot 1 DP 208611
Lot 3 DP 206988
Lot 4 DP 206988
Lot 3 DP 383142
Lot 1 DP 383142
WHIRIWHIRITOA STREAM (Under 3m Wide)
Esplanade Strip P
Esplanade Strip Q
Esplanade Strip M
Esplanade Strip L
Non Primary
Area X
Area Y
Diag. A
Diag. B
Diag. C
Diag. D
Diag. E
Diag. F
Bdy is top of bank
(61.52)


Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Title Plan
DP 406343
Deposited on: 20/12/2010
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor's Ref: 7073
T 2/3
Land District: North Auckland
Digitally Generated Plan
Generated on: 12/01/2011 11:23am Page 6 of 7
Diag. E
Non Primary
Diag. B
Non Primary
Diag. D
Non Primary
Diag. F
Non Primary
Area X
Areas X and P Overlap
Area Y
Areas P and G Overlap
Lot 3 DP 354933
Esplanade Strip P
(10m Wide)
STREAM
(Under 3m Wide)
WHIRIWHIRITOA
Bdy is top of near bank
WAIPAPA ROAD


Diag. C
Non Primary
Area X
Diag. AA
Lot 1 DP 208611
Lot 4 DP 206988
Lot 3 DP 354933
Lot 4 DP 206988
Esplanade Strip Q
width varies
Esplanade Strip M
10m Wide
Location of Whinivhintoa stream at time of survey
Esplanade Strip L
10m Wide
Esplanade Strip R
width varies
Esplanade Strip P
10m Wide
Bdy is top of right bank
Flow
Area X
Areas X and P Overlap
Areas P and G Overlap
Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Land District: North Auckland
Digitally Generated Plan
Generated on: 12/01/2011 11:23am Page 7 of 7
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor's Ref: 7073
Title Plan
DP 406343
Deposited on: 20/12/2010
T 3/3


Lot 3 DP 208611
WAIPAPA ROAD
Lot 8 DP 406343
Lot 1 DP 209145
Lot 5 DP 406343
Lot 4 DP 406343
Lot 8 DP 406343
Lot 1 DP 209145
Diag. A
Diag. B
6
2.3850Ha
7
0.5272Ha
CFR 422273
CFR 422274
Amalgamation Condition
That Lot 8 DP 406343 (legal access) be held as to two undivided one-seventh shares by the owners of Lots 6 & 7 hereon as tenants in common in the said shares and that individual CFR be issued in accordance therewith
REF 6253
T 1/1
Title Plan
DP 465272
Deposited on: 30/09/2013
Surveyor: Aaron Robert Donaldson
Firm: Donaldsons
Lots 6 and 7 being a subdivision of Lots 6 and 7 DP 406343
Land District: North Auckland
Digitally Generated Plan
Generated on: 17/10/2013 10:13am Page 4 of 4

Subdivision Resource Consent Proposal

Darran Fielding

18 Puriri Park Lane, Waipapa (Lot 6 DP 465272)

Date: 2 November 2026

Attention: Nik Williamson & Swetha Maharaj - (Team Leaders Resource Consents)

Please find attached:

- an application for a combined subdivision and land use activity proposal in the ***Rural Residential Zone*** under the Proposed District Plan (PDP); and
- an Assessment of Environmental Effects of the proposal on the environment.

The application proposal is a five-lot subdivision of an existing rural-residential site at 18 Puriri Park Lane, Waipapa. The parent lot site is 2.38 hectares. There are consent notices and easements that apply to the site.

In conjunction with the subdivision, a land use consent is required for more than 8 sites to have vehicle access to the existing joint owned access lot (JOAL). The proposed subdivision and the associated land use activities are a ***Discretionary Activity*** overall under the Proposed District Plan (PDP) because of the lot sizes and the number of JOAL users. There are no relevant appeals to the PDP that would require an assessment under the Operative District Plan (ODP).

If you require further information, please do not hesitate to contact me.



Rochelle Jacobs
Senior Planner / Director
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

1. **Far North District Council Application Form**
2. **Certificate of Title** – *LINZ*
3. **Consent Notice & Land Covenant**
4. **Subdivision Plan –** *Reyburn & Bryant*
5. **RC 2060780 Management Plan and 2005 Haigh Workman Report**
6. **RC 2060780 & RC 2130236 – Decision & Plans**
7. **Civil Suitability Engineering Report –** *Wilton Joubert*
8. **Traffic Report** – *Engineering Outcomes*
9. **Iwi email correspondence**
10. **PDP Relevant Objectives and Policies**
11. **Letter -** *Top Energy*
12. **CDM Meeting Minutes**

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The Applicant Darran Fielding is seeking a resource consent to subdivide a rural residential property at 18 Puriri Park Lane, Waipapa. The site is legally described as Lot 6 DP 465272. The Record of Title is attached at **Appendix 2**.

1.2. The parent lot site size is 2.3850 hectares. The site has an additional 1/7th share in the jointly owned access lot (JOAL) that is Lot 8 DP 406343. The site has road frontage and vehicle access from an existing crossing onto Waipapa Road.

Subdivision

1.3. As illustrated on the subdivision plan prepared by Reyburn & Bryant (refer **Appendix 4** and **Figure 1** below), the proposed subdivision will comprise five new rural-residential lots. Lot 5 will accommodate the existing house and shed buildings.

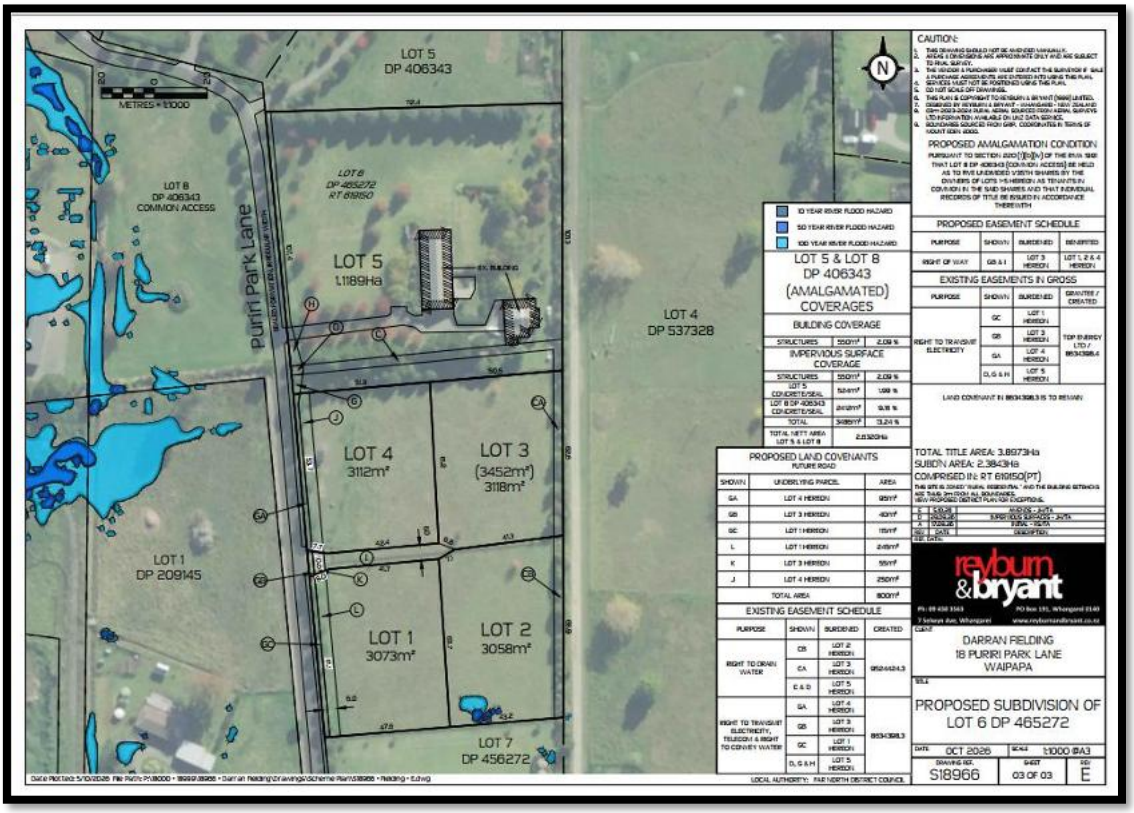


Figure 1 – Proposed Subdivision Plan – 18 Puriri Park Lane, Waipapa

1.4. The proposed lot sizes are as follows:

- Lot 1 = 3,073m^2
- Lot 2 = 3,058m^2
- Lot 3 = 3,452m^2
- Lot 4 = 3,112m^2
- Lot 5 = 1.1189 hectares

1.5. As noted on the subdivision plan, Lot 5 will accommodate the existing dwelling, shed and driveway which currently has access from Puriri Park Lane. Proposed Lots 1-4 will have access from a shared ROW easement over Lot 3. The proposed ROW has been designed in accordance with the requirements of the PDP TRAN- TABLE 10 including a 6m legal width and 4m surfacing width.

1.6. The existing residential development within Lot 5 will have access from the existing driveway crossing onto Puriri Park Lane. The proposed lots will have a 1/35th share of the access lot that is Lot 8 DP 406343.

1.7. As shown on the subdivision plan, the existing residential buildings and associated paved surfaces will be incorporated into the proposed Lot 5 boundary. As a percentage of the combined lot 5 and a 1/35th accessway (Lot 8) share, the proposed impermeable surface coverage will be 12.20% of the total site area and calculated as follows:

- Existing buildings = 550m^2
- Lot 5 - Existing sealed areas = 524m^2
- Lot 8 concrete seal (1/7th share) = 2, 412m^2 / 7 = 344.57m^2 / 5 = 68.19m^2

- **Total Lot 5 impermeable surfaces = 1,142.19m^2**

- **Total site area = 11,189m^2 (Lot 5) + 2,160m^2 (1/7th share of Lot 8) = 13,349m^2**
- **Total % impermeable surface = 8.5%**

1.8. Wilton Joubert engineers have undertaken an assessment of the existing and proposed stormwater management at the site. A copy of the Civil Site Suitability Report is attached at

Appendix 6. Existing surfaces (proposed to be within Lot 5) currently drain to the open drain stormwater channel that runs east west through the central part of the site. This situation would continue post subdivision. The proposed design for stormwater management within the site is to direct runoff from future roof and paved surfaces from Lots 1 and 4 to a new western boundary swale and to the existing eastern boundary swale for Lots 2 and 3.

1.9. For proposed future development on Lots 1-4, the engineering recommendation is based on a permitted standard for impermeable surfaces for up to approximately 375m^2. Where future impermeable surface areas exceed this standard, resource consent in accordance with the Wilton Joubert design recommendations may be required. There would be no change to the existing access (Lot 8) drainage system.

Vehicle Access

1.10. The existing vehicle crossing off Waipapa Road will be retained. Expert traffic engineer Dean Scanlan of Engineering Outcomes has assessed the state of the existing crossing and accessway and confirmed its suitability for access to the additional four lots. Access to Lot 5 will be via the existing driveway crossing off Puriri Park Lane. A new ROW (over proposed Lot 3) will provide access to Lots 1-4.

1.11. The proposed access arrangement will increase the number of allotment 'users' to eleven sites. The PDP rule TRAN-R2 PER-1 limits the permitted number of allotments having access to a private accessway to eight. Where is access is required for nine or more allotments, access is to be by a public road. The current state of Puriri Park Lane and its ability to service the additional lots has been discussed with Council resource consent staff and roading advisors at a concept development meeting.

1.12. It is the expert opinion of Dean Scanlan that the existing access lot can safely accommodate the additional sites. As discussed with Council officers, the subdivision proposal includes a 6-metre addition to the existing (10m) legal width of the accessway along the western site frontage to Lot 8 and up to where it widens at the common area. This would be provided for by way of a land covenant between the owners of Lots 1 and 4 and the Council and is offered in lieu of a requirement to upgrade Puriri Park Lane to a vested public road standard at this time. The

overall 16m legal width within this section of the access lot would be less than the required 20 metre legal road width standard[1], however it is assessed to be more than sufficient should it be required for the purpose of future vehicle access from any proposed allotments.

1.13. To improve intersection safety at Waipapa Road, Mr Scanlan has recommended the addition of bi-directional safety stop sign that would be positioned on the fence on the southern side of Waipapa Road facing traffic exiting Puriri Park Lane.[2]

Earthworks

1.14. Minor earthworks are required to construct the access ROW that will services Lots 1-4. The volume of earthworks is not expected to exceed the maximum 300m^3 threshold for the Rural Residential Zone.

Wastewater disposal

1.15. As indicated on the Wilton Joubert Drawing #149289-C001, Wilton Joubert design engineers have assessed the site's suitability for the on-site treatment and disposal of wastewater onto the site. There is an existing system on Lot 5 that is assumed to be operational and in good working order. Secondary type on-site wastewater treatment and disposal systems can be accommodated on Lots 1-4.

Potable water supply and firefighting

1.16. Reticulated potable water supply is available in Waipapa Road or on-site water tanks may be an provided as an alternative. The new sites will be subject to a water supply development contribution and where it is economically viable, a reticulated water supply connection may be applied for by future landowners. For fire-fighting purposes and in accordance with the NZ PAS 4509:2008 standard, water supply can be provided in accordance with current best practice. As

[1] FNDC Engineering Standards 2023 – Table 3-3
[2] Engineering Solutions – Traffic Impact Assessment – Photo 3 [p3]

described below, this application includes a proposal to cancel the existing consent notice that specifies fire-fighting water supply requirements.

Top Energy and Chorus

1.17. There is existing power and telecom services to proposed Lot 5. A letter from Top Energy indicating the availability of services to proposed Lots 1 – 4 is attached at **Appendix 11.**

Cancellation of consent notice condition(s)

1.18. As described in Section 3.0 below there are consent notice conditions that apply to the site. The Applicant seeks to cancel the RC 2060780 Condition (v) which requires any building consent application to be accompanied by a report from a chartered professional engineer prepared in accordance with the 2005 Haigh Workman report and RC 2130236 (i) for fire-fighting water supply as it applies to the application site that is Lot 6 DP 406343. A copy of the original 2005 Haigh Workman Site Suitability Report is attached at **Appendix 5**.

1.19. The cancellation of RC 2060780 Condition (v) is sought based on an assessment from Wilton Joubert engineers which states that current flood mapping does not indicate the wider flood flow risk described in the 2005 Haigh Workman report[3]. Fire-fighting water supply can be provided with reference to Council's current practice for on-site requirements.

[3] Wilton Joubert Civil Site Suitability Report (7 October 2026) – Section 9.3 [15] – refer **Appendix 6**

2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

2.1. The property is located at 18 Puriri Park Lane, Waipapa and is legally described as Lot 6 DP 465272.



Figure 2 – Site Location – 18 Puriri Park Lane, Waipapa

2.2. The application site is located at the rear of 2 Puriri Park Lane which has frontage to Waipapa Road. The application site is flat, rectangle in shape and well suited to subdivision into the proposed five lots. The existing residential buildings and access from the laneway are at the northern end of the property. Existing stormwater swale drains (and associated easements) are located parallel to the eastern boundary and through the central part of the site.

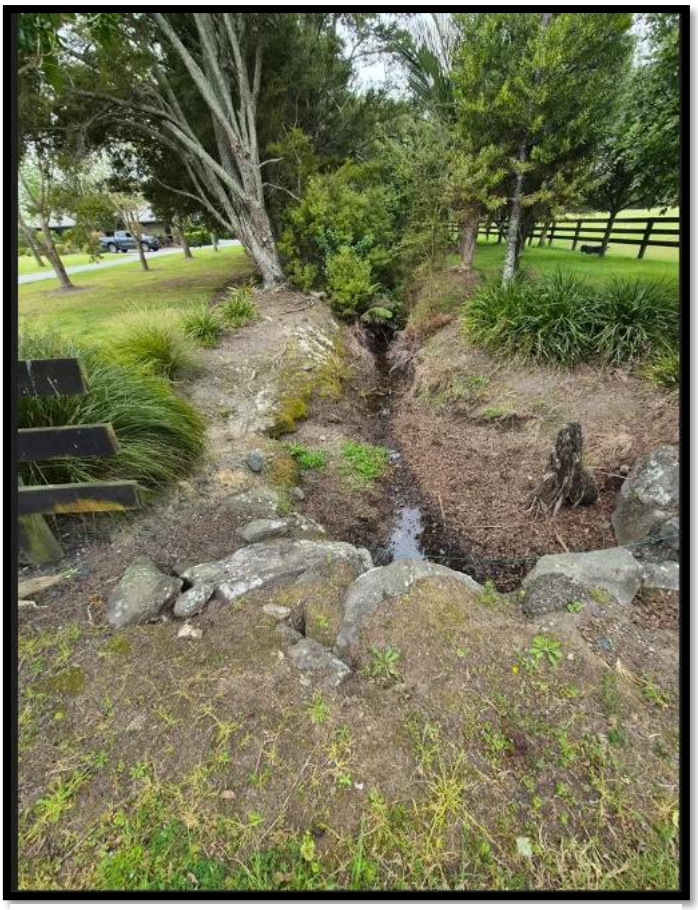


Figure 4 - Existing swale drain through central part of site



Figure 3 - Existing dwelling in northern part of site (to be included in proposed Lot 5)

2.3. The southern half of the site is divided into lifestyle grazing paddocks. The site is a well maintained and attractively landscaped property with post rail fencing and Puriri trees lining the external boundary within the access lot laneway. The fencing and landscaping are a defining feature of the existing development that will be retained by the new subdivision. The Puriri Tree laneway and the wider subdivision planting is protected by consent notice condition (iv) of RC 2060780.



Figure 6 - View of site location – Lots 1 and 2



Figure 5 - View of site location – Lots 3 and 4

2.4. The Lot 8 JOAL currently provides legal access to seven sites. It is approximately 470m long and extends from Waipapa Road to the last rear site at #35. The access lot has a legal width of 10m and a 5.8m (two-way) sealed carriageway. The JOAL is straight and relatively flat for the first 250m past the application site after which the contour falls to the north.

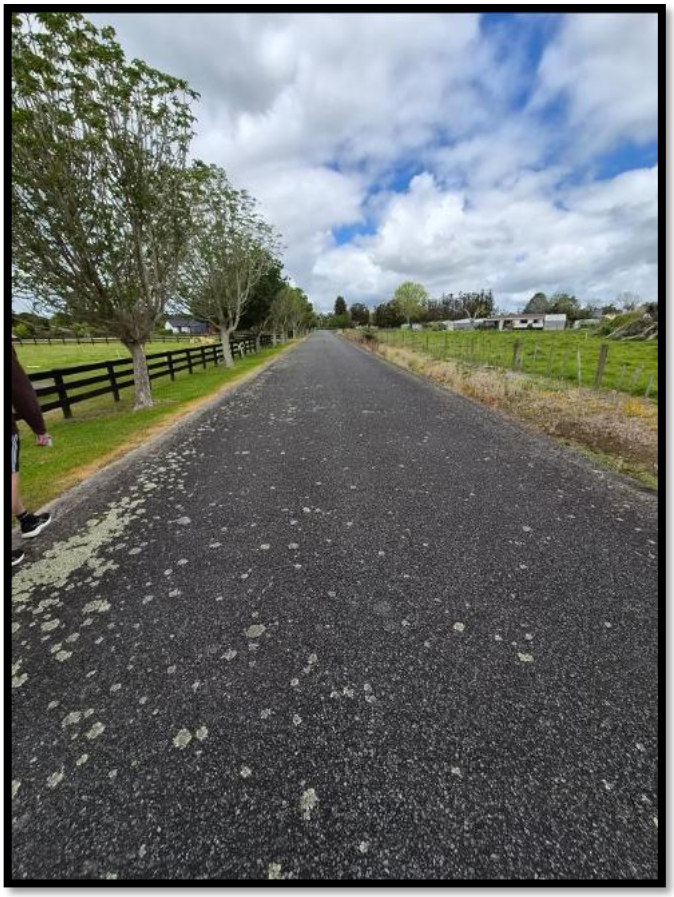


Figure 7 – Lot 8 JOAL looking south towards Waipapa Road



Figure 9 - view at crossing looking east at Waipapa Road



Figure 8 - view at crossing looking westward on Waipapa Road



Figure 10 - Location of proposed ROW – looking back towards (gate) crossing onto Puriri Park Lane

2.5. There is a deep open swale ditch on the western side of the JOAL and a grass lined berm with Puriri trees on the eastern side. Included in the access lot is a shared area of land (Easement Area 'Y') comprising 1.51 hectares that is maintained by the Applicant as a grassed neighbourhood open space. Additional common area is located at 'Area J'. This area contains the north flowing Whiriwhiritoa Stream and open drain that originate in the adjacent property at 294D Waipapa Road.



Figure 12 - common Area 'J' containing the Whiriwhiritoa Stream



Figure 11 - Lot 8 common – Area 'Y'

2.6. The immediately adjacent landowners, including those who have legal access from Puriri Park Lane are as follows:

Table 1: Adjacent landowners

	Address	Legal Description	Landowner	Site Area (m^2)
Shared Access Landowners and covenant parties	2 Puriri Park Lane	Lot 7 DP 465272	Raymond Jeffrey Tregonning	5,272m^2
	22 Puriri Park Lane	Lot 5 DP 406343	Rachel and Dean Smith	9,330m^2
	26 Puriri Park Lane	Lot 4 PD 406343	Tanya MacGregor, Paul Matich and Elizabeth Johnansson	1.1265ha
	30 Puriri Park Lane	Lot 3 DP 406343	Janice Ferguson & FL Trustees 2012 Ltd	1.322ha
	35 Puriri Park Lane	Lot 2 DP 406343	Paul & Alan Cordery	1.464ha
	38 Puriri Park Lane	Lot 1 DP 406343	Johan Apiata	8,523m^2
Adjacent	268 Waipapa Road	Lot 1 DP 209145	Colin Gillespie	1.7284ha
	294D Waipapa Road	Lot 7 DP 475688 (commercial storage units)	W and L Jones	1.3344ha
	250 Waipapa Road	Lot 4 DP 537328	John Graham Costa	10.1509ha

2.7. The surrounding environment has a rural residential character, many of which are accessed from long right of ways or access lots, particularly to the west of the site. Over the past 20 years, there has been significant rural-residential intensification of the northern side of Waipapa Road. Lot sizes within the immediate area are between 3,000m^2 (Pathways Drive, Greenfields Way, The Lakes Drive and Cochrane Drive to the east) and 2ha- 20ha larger remnant

horticulture and pastoral sites to the west. The Waitotara Drive development comprising large, landscaped sites and Jehovahs Witness church are immediately opposite the site.

2.8. The Council's decision to rezone the northern side of Waipapa Road 'RRZ' reflects the existing land use pattern which is now predominantly rural-residential. Subject to satisfactory access arrangements, the underlying RRZ zoning subdivision and land use provisions are intended to enable further intensification of this land as a location for peri-urban development.

2.9. Waipapa Road is a significant arterial road that connects Waipapa to Kerikeri (refer *Figure 13* below).

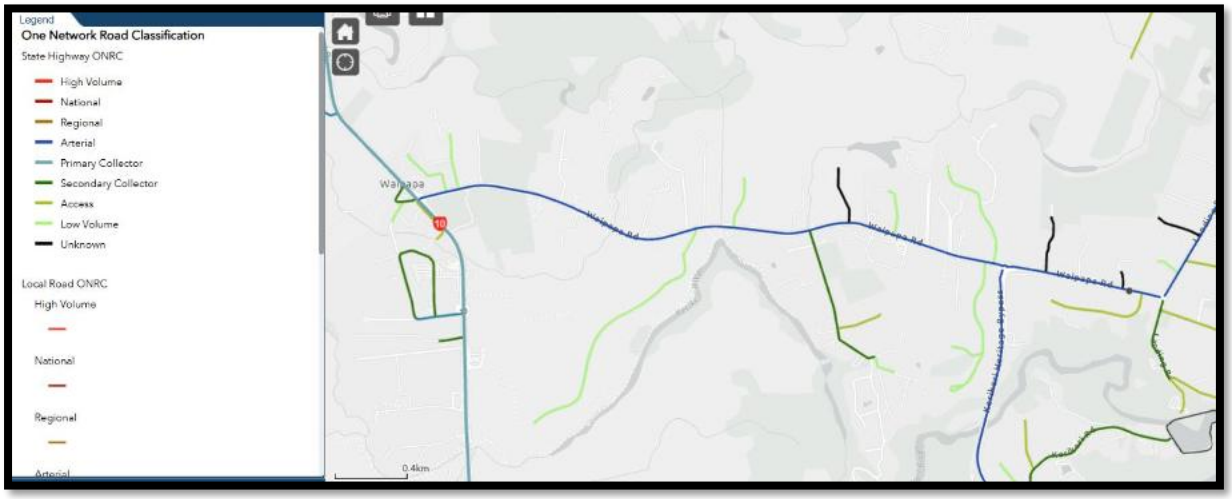


Figure 13 – Waipapa Road – Arterial Road (source Waka Kotahi – One Network Road Classification)

2.10. Estimated daily traffic movement along this road is 8,600 vehicles per day. Current traffic generation from residential activity in Puriri Lane is estimated to be between 42 to 48 movements per day with a predicated increase to around 70 movements post subdivision.[4] Expert traffic engineer Dean Scanlan has assessed the existing laneway and surrounding traffic environment. The Waipapa Road speed environment has been restricted to 60km / hr. There is a pedestrian footpath on the southern side of the road and bicycle lanes on both sides. No

[4] Engineering Solutions Traffic Impact Assessment [p2] – refer Appendix 7

crashes of any type have been reported on Puriri Park Lane or its intersection with Waipapa Road since 2016.

2.11. Waipapa Road is serviced with reticulated potable water supply. The site is within the FNDC mapped 'Area of Benefit' for stormwater, wastewater and water supply as it relates to development contributions. With that being said, the site remains outside of the areas specified for wastewater improvements for which development contributions have been calculated and as such, no wastewater charge should be applied to this site.

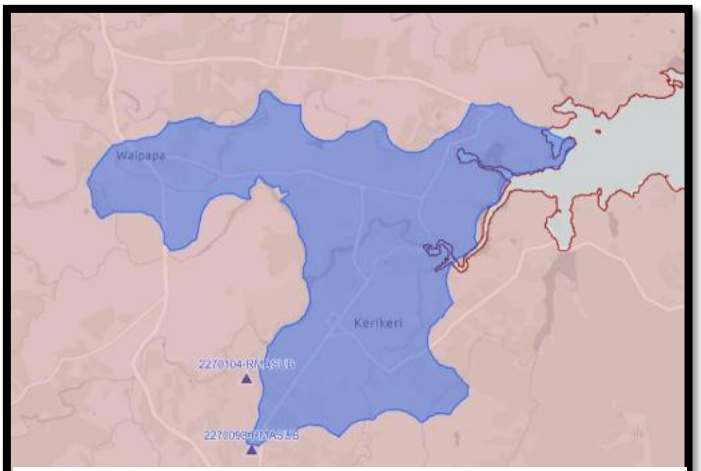


Figure 14 - Area of Benefit – FNDC Development Contributions Policy 2025



Figure 15 - FNDC water supply piped network

2.12. The NRC mapped river floodplain areas are to the west and south of the site. There is a small area of flooding mapped at the southern site boundary. The Applicant has not observed any flooding in this location.

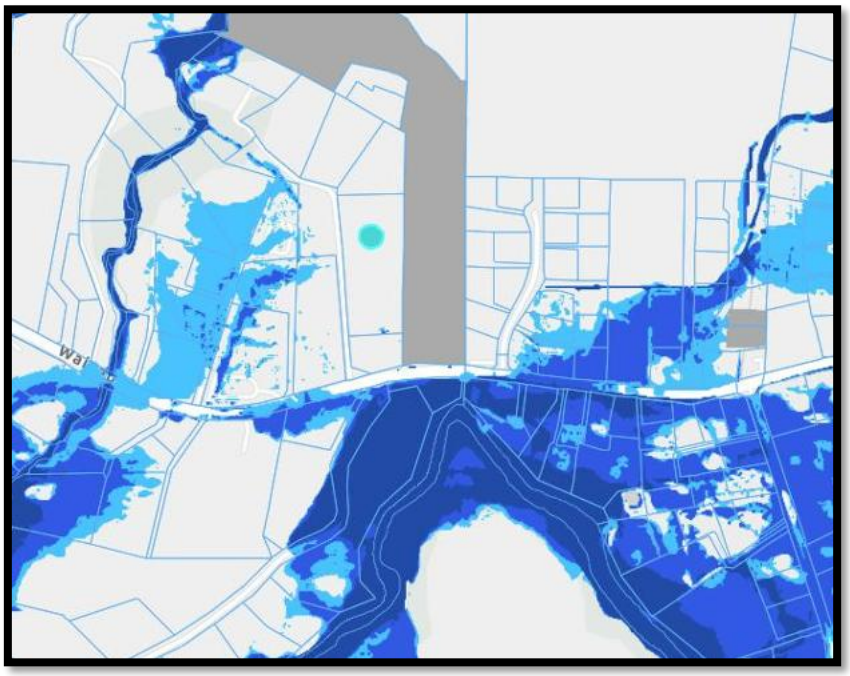


Figure 16 – NRC River Flood Hazard Zones

2.13. The site is not a mapped FNDC or NRC SLU HAIL site. A review of the Retrolens photographic record, this suggests that the site has always been pastoral. The site has been established as rural-residential living environment since 2010.

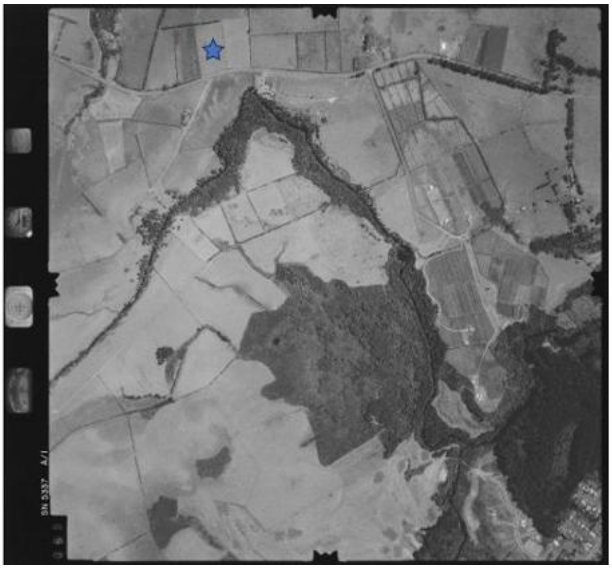


Figure 17 – Retrolens – 1979

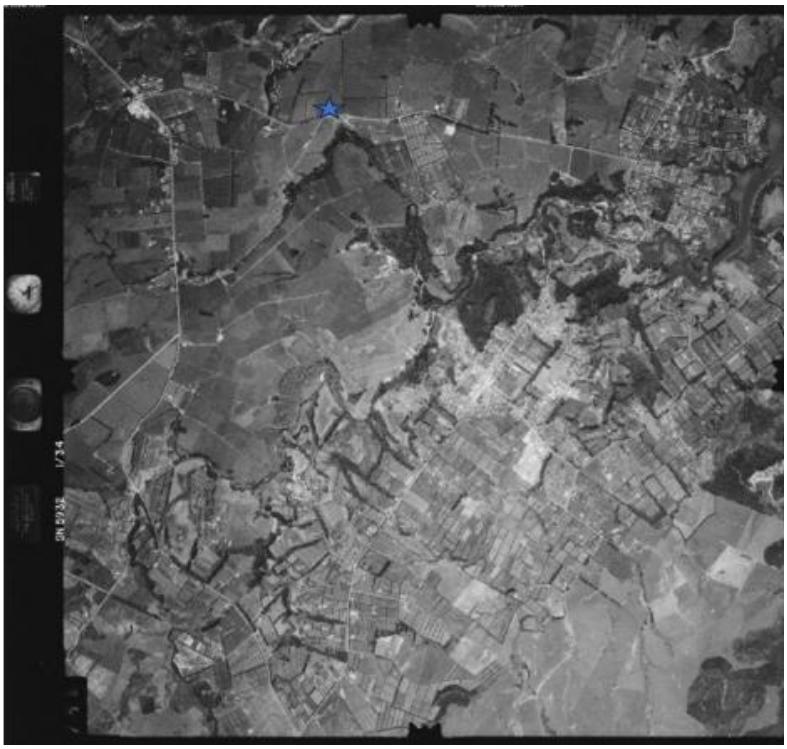


Figure 18 – Retrolens 1981

2.14. In terms of other natural hazards, there is no erosion or subsidence risk. There are no identified natural hazard risks that could apply under Section 106 of the RMA.

2.15. The site is not within any mapped outstanding landscape or natural feature. The site is not within any mapped kiwi distribution area.

3. BACKGROUND

3.1. The application site and a subsequent boundary adjustment were created via subdivision approvals in 2006 (RC 2060780 – refer *Figure 19*) and 2013 (2130236-RMASUB – refer *Figure 20*). Copies of these subdivision approvals are attached at **Appendix 6**. The site was zoned Rural Production under the Operative Far North District Plan (ODP). The 2006 subdivision was approved as a Non-complying Activity under the then Revised Proposed District Plan 'management plan' provisions. The subsequent boundary adjustment was also a 'non-complying' activity. Vehicle access to the site is from a shared ownership JOAL that was established as part of the 2006 subdivision.

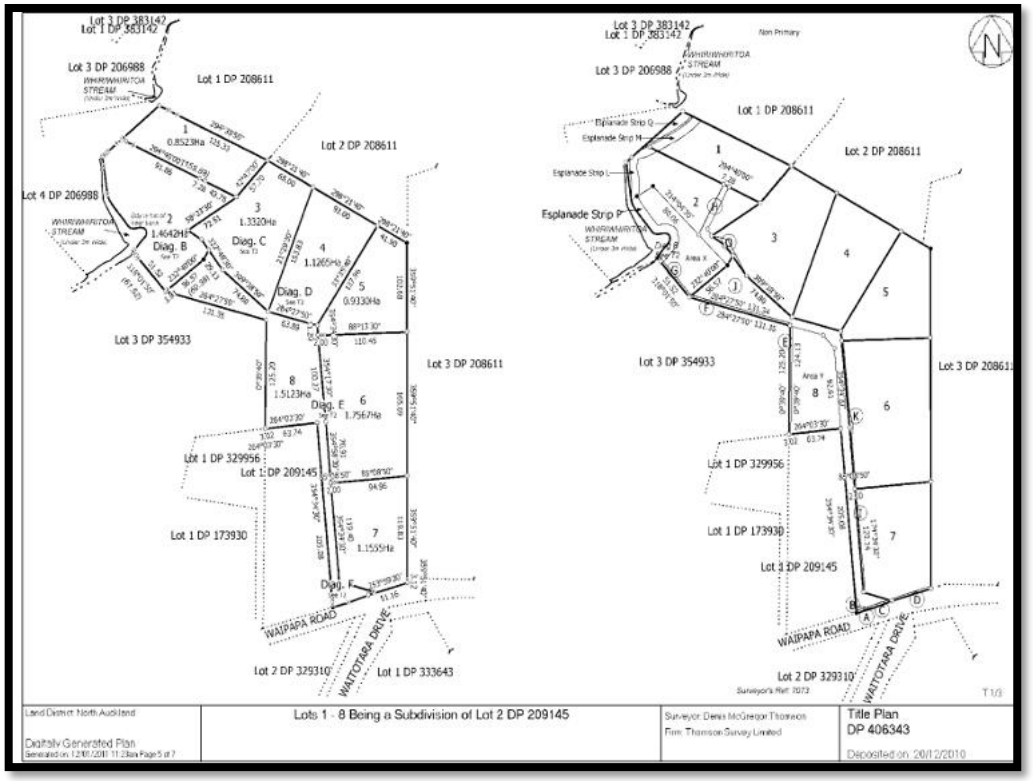


Figure 19 – DP 406343

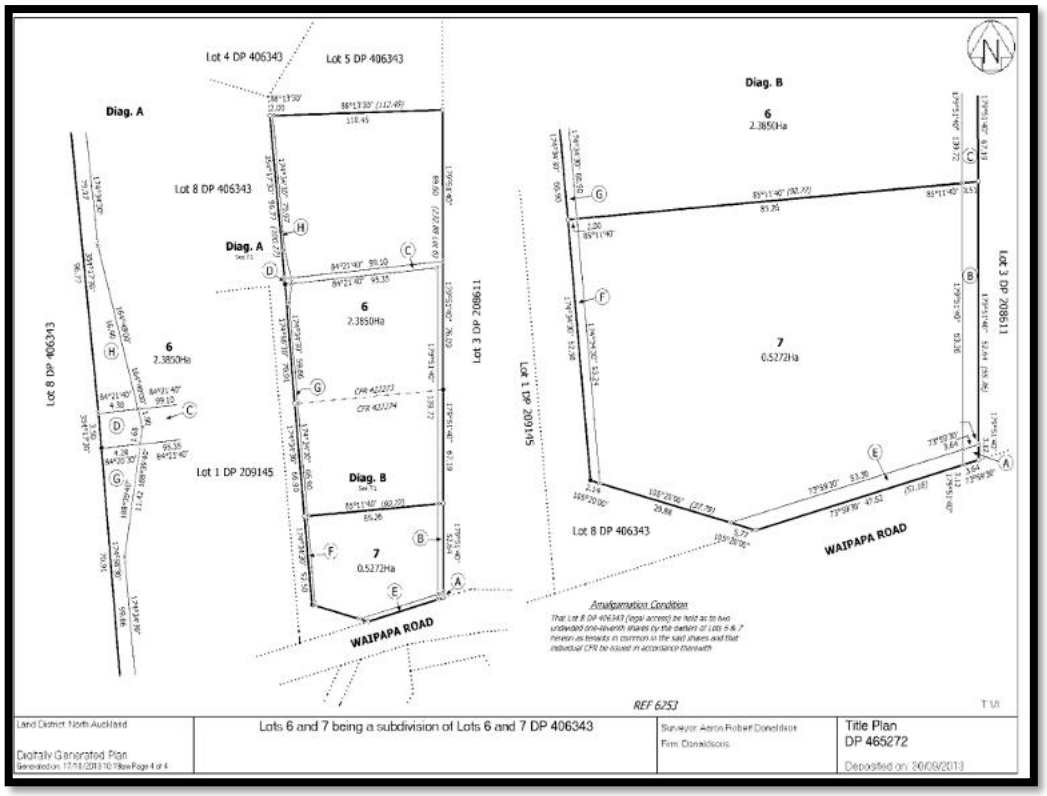


Figure 20 – DP 465272

3.2. The 2006 subdivision included the covenanted areas of common open space (Area 'J' and 'Y') that are contained within Lot 8. Applicable consent notice and land covenant requirements originating from the 2006 subdivision approval and those that are specific to Lot 6 are as follows:

Applicable 2006 Management Plan RC 2060780 – consent notice conditions

All Lots DP 406343

I) EACH LOT WILL REQUIRE AN AEROBIC TREATMENT PLANT OR EQUIVALENT TO PROVIDE SATISFACTORY TREATMENT OF WASTEWATER PRIOR TO DISPOSAL. THE ON-GOING OPERATION AND MAINTENANCE OF THE SYSTEM IS TO BE COVERED BY A MAINTENANCE AGREEMENT UNDERTAKEN BY THE SYSTEM SUPPLIER OR ITS AUTHORISED AGENT.

II) ANY BUILDING CONSENT SHALL BE ACCOMPANIED BY A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT. THE PLAN SHALL BE DESIGNED TO ASSIST THE BUILT DEVELOPMENT TO BE ABSORBED INTO THE RURAL LANDSCAPE AND TO ENHANCE RURAL AMENITY. THE PLAN SHALL BE IMPLEMENTED WITHIN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE EXTERIOR OF THE DWELLING AND BE MAINTAINED ON A CONTINUING BASIS THEREAFTER.

III) ANY DWELLING WILL REQUIRE FOUNDATIONS SPECIFICALLY DESIGNED BY A CHARTERED PROFESSIONAL ENGINEER, THE DETAILS OF WHICH SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.

IV) THE LANDOWNERS AND OCCUPIERS SHALL MAINTAIN ON A CONTINUING BASIS ALL PLANTINGS, WEED CONTROL AND WORKS UNDERTAKEN IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.

Lots 6 DP 406343

V) ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

3.3. The lots created by the 2006 subdivision were also subject to the approved 'Management Plan' (refer **Appendix 5**) that included the applicable consent notices listed above, weed and pest management requirements within the covenanted bush Area 'X' within Lot 2 and subdivision landscaping details. The Management Plan established private land covenants that applied to each lot owner with requirements for future maintenance of landscaping within shared ownership land areas and of the accessway. Further covenant limitations included preventing the use of sites for commercial purposes, regulating the size of dwellings to more than 120m^2, restricting the use of second-hand or relocated buildings (including the use of second-hand materials on the exterior of any dwelling or accessory building), and limiting the use of caravans, huts, sheds, containers or tents for residential living.

3.4. Maintenance of the Lot 8 JOAL is intended to be shared by all lot owners as is currently the case. This includes the dedicated park area 'Y'. The covenant requires annual meetings to discuss and agree maintenance requirements to set an annual maintenance fee. The initial fee set in 2010 was $300 per lot.

3.5. Copies of the land covenants are attached at **Appendix 3**. It is anticipated that the same land covenant obligations will apply to future owners of the proposed lots with a 1/35th share of the existing 1/7th Lot 8 share.

3.6. Regarding access, the 2010 subdivision required widening of Waipapa Road adjacent to the Lot 8 entrance in accordance with NZTA standards and sealing of the carriageway.

3.7. In 2013 a further boundary adjustment subdivision involving the application site Lot 6 and the adjacent Lot 7 was approved. At the time both lots were owned by the Applicant. The

subdivision approval included further consent notice requirements that were applied to both lots as follows:

Lots 6 & 7 – DP 465272

(i) That upon construction of any habitable building it shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(ii) All references to Lots 6 & 7 DP 406343 made within the management plan document detailed within Consent Notice 8634398.1 are to be replaced with Lot 6 & 7 DP 465272 (being the new DP).

4. REASONS FOR CONSENT

4.1. The property is situated within the Far North District which is subject to the Operative Far North District Plan and the Proposed District Plan. These planning documents have been prepared and are currently administered under the Resource Management Act 1991 (RMA). While the RMA remains the operative legislation for resource consent processing, the resource management system is undergoing reform through the introduction of the Planning Act 2026 and the Natural Environment Act 2026, which are intended to replace the RMA. As part of these reforms, the Planning Act 2026 has introduced additional out-of-scope matters into section 104(1A) of the RMA. These provisions require consent authorities to disregard specified matters when assessing district land use consent applications.

4.2. In particular, matters such as the effects on trade competition, retail distribution, project demand or financial viability, the type of residents who may occupy a development, and views from private property are no longer relevant considerations. For residential development, additional matters including glazing area, balconies, outdoor living space, internal layout, residential unit size, and landscaped area size (except where relevant to permeability) are also outside the scope of assessment.

4.3. Accordingly, this Assessment of Environmental Effects focuses on those matters that remain within the statutory scope of consideration and does not rely on, or seek an assessment of, matters that are now expressly excluded under section 104(1A). As the Operative Far North

District Plan and Proposed Far North District Plan have not yet been comprehensively reviewed or amended to reflect these legislative changes, the following rules and policy assessment identifies those provisions that, in the opinion of Northland Planning and Development 2020 Limited, relate wholly or partly to matters that are now outside the scope of consideration under section 104(1A). This assessment is provided to assist the consent authority in determining the relevance and weight that should be given to individual objectives, policies and rules when assessing the application.

Proposed Far North District Plan (PDP)

4.4. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are concluded. A full council decision on the IHP recommendations was made on the 11th of June 2020. Public notification of decisions on submissions was advertised on 30 June 2026. A thirty working day appeal period closed on the 12th of August resulting in the PDP – Appeals Version (PDP-AV). Where there are no appeals to proposed provisions, Council guidance states that those parts of the PDP-DV will be treated as operative.

4.5. The proposed site zone is 'Rural Residential' (RRZ). There are no environment or natural hazard overlays that apply to the site.

4.6. There are no appeals to the applicable RRZ subdivision or land use zone provisions. High level appeals are seeking new subdivision provisions that include environmentally sustainable development practices and requirements to ensure infrastructure capacity, as well as policy matters relating to infrastructure and subdivision lot standards that apply to the Rural Production Zone only.

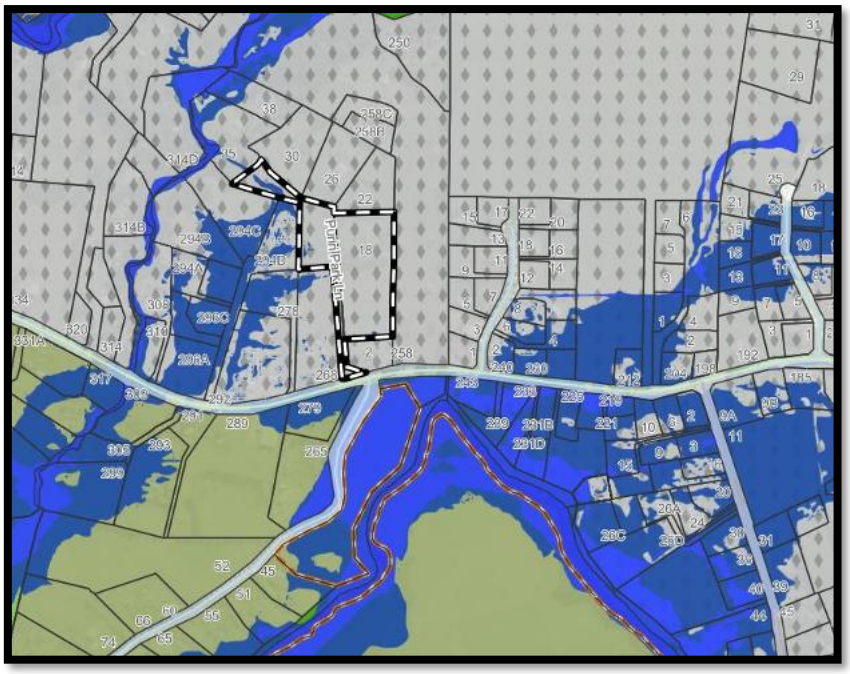


Figure 21 - PDP Site Zoning – Rural Residential Zone

4.7. The applicable subdivision rules are set out in **Table 2** below.

Table 2 - Assessment against the PDP-AV Subdivision ('Rural Residential') Rules & Standards		
Plan Reference	**Rule**	**Performance of Proposal**
SUB-R1	**Boundary Adjustment**	**Not applicable**
SUB-R2	**Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access**	**Not applicable**
SUB-R3	**Subdivision of land to create a new allotment**	**Controlled Activity** **CON-1 - Permitted** 1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; *(20m x 20m) - complies* SUB-S3 Water supply

		(potable water tanks plus fire-fighting supply) - can comply; SUB-S4 Stormwater management; *(designed in accordance with the standard and FNDC Engineering Standards 2023)* SUB-S5 Wastewater disposal *(designed in accordance with the standard and FNDC Engineering Standards 2023)* SUB-S6 Telecommunications and power supply; *Not applicable in the Rural Residential Zone* and SUB-S7 Easements for any purpose. *Provided in respect of proposed shared ROW.* **CON-2 – Discretionary Activity** 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes (except subdivision under SUB-R3 CON-3 below); and SUB-S8 Esplanades. *Rural Residential Zone minimum lot size is 4,000m^2 (Controlled Activity), 2,000m^2 (Discretionary Activity). The minimum proposed lot size is 3,052m^2.* **CON-3 - not applicable** *The site is not within the Rural Production Zone*
SUB – R4	**Subdivision that creates a private accessway**	**Discretionary** **CON-1** 1. A private accessway serves a maximum of 8 allotments. *The existing ROW will serve 11 allotments which exceeds the maximum standard.* **CON-2**

		Where a subdivision serves 9 or more allotments, access shall be by a public road. *The proposed subdivision would create 4 new allotments in addition to the existing 7.*
SUB-R5	**Subdivision around an approved residential development**	**Controlled** *Lot 5 will include the existing house and shed buildings.*
SUB-R6	**Environmental benefit subdivision**	**Not applicable**
SUB-R7	**Management plan subdivision**	**Not applicable**
SUB-R8	**Subdivision of a site containing land susceptible to land instability**	**Not applicable** *The site is not within land that is defined as susceptible to land instability.*
SUB-R9	**Subdivision of site within 32m of the centre line of a Critical Electricity Line Overlay**	**Not applicable**
SUB-R10	**Subdivision of a site within the National Grid Subdivision Corridor**	
SUB-R11	**Subdivision of a site within flood hazard areas**	**Not applicable** *The site is not within a flood hazard area*
SUB-R12	**Subdivision of a site within coastal hazard areas**	**Not applicable** *The site is not within a coastal hazard area*
SUB-R13	**Subdivision of a site within a heritage area overlay**	**Not applicable** *The site is not within a heritage area overlay*
SUB-R14	**Subdivision of a site that contains a scheduled heritage resource**	**Not applicable** *The site does not contain a scheduled heritage resource*
SUB-R15	**Subdivision of a site containing a scheduled site and area of significance to Māori**	**Not applicable** *The site does not contain a scheduled site and area of significance to Māori*

SUB-R16	**Subdivision of land within a mapped Land Drainage Area of Benefit**	**Not applicable**
SUB-R17	**Subdivision of land within the mineral extraction zone**	**Not applicable**
SUB-R18	**Subdivision creating one or more additional allotments within an Outstanding Natural Landscape and Outstanding Natural Feature**	**Not applicable** *The site is not within an Outstanding Natural Landscape or Outstanding Natural Feature*
SUB-R19	**Subdivision creating one or more additional allotments of a site within wetland, lake and river margins**	**Not applicable** *The site does not contain any river or wetland and is not adjacent to the coastal marine area.*
SUB-20	**Subdivision creating one or more additional allotments within the Coastal Environment (excluding Outstanding Natural Character Areas)**	**Not applicable**
SUB-R21	**Subdivision of land within 100m of a Mineral Extraction Zone**	**Not applicable** *The site is not within 100m of a Mineral Extraction Zone*
SUB-R22	**Subdivision creating one or more additional allotments that contain highly productive land**	**Not applicable** *The site does not contain highly productive land.*

Table 3 – Assessment against the District-Wide PDP-AV (land use) rules		
Plan Reference	**Rule**	**Compliance of Proposal**
Area Specific Matters – Zone **Rural Residential Zone**		

RRZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Not applicable** *No buildings are proposed*
RRZ-R2	Impermeable Surface Coverage Activity Status – Permitted where PER-1 is met.	**Permitted** **PER-1** The impermeable surface coverage of any site is no more than 12.5% or 2,500m^2, whichever is lesser. *Comment – The proposal includes existing built development on Lot 5 (and the apportionment of Lot 8) equating to 1,142.19m^2 or 12.20% of the site area.*
RRZ-R3-RRZ-RR25		**Not applicable**
District Wide Matters – General **Earthworks**		
EW-R1	Earthworks	**PER-1** The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; *Complies –The permitted standard for the RRZ is 300m^3.* EW-S2 Maximum depth; *Complies.* EW-S3 Accidental discovery protocol; *Can comply*

		EW-S4 Site reinstatement; *Can comply* EW-S5 Erosion and sediment control; *Can comply* EW-S6 Setbacks; *Can comply* EW-S7 Land stability; *Complies.* EW-S8 Nature of filling material; and *Complies.* EW-S9 Flood and coastal hazards *Not applicable*

Table 4 - Assessment against Part 2 PDP-AV Transportation Rules		
Plan Reference	**Rule**	**Performance of Proposal**
TRAN-R1	**Parking**	**Not applicable**
TRAN-R2	**New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)**	**TRAN-R2** **PER-1 - Discretionary** *The existing private accessway (Lot 8 Puriri Park Lane) will serve 11 allotments.* **PER-2 - Discretionary** *The existing accessway will serve more than 9 allotments*

		PER-3 – **Permitted** *The crossing is existing.* **PER-4** – **Not applicable** **PER-5 – Permitted** *The proposed ROW serving Lots 1-4 has been designed in accordance with TRAN-Table 10* **PER-6 - Permitted** Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 – Sealing requirements for vehicle crossings and private accessways. *The proposed and existing ROW and JOAL meet the Table 11 standard for sealing.* **PER-7 – Permitted** *The vehicle crossing at Waipapa Road is existing. Puriri Park Lane is a two-way accessway.*
TRAN-R3-R8		**Not applicable**
TRAN-R9	**Trip Generation**	**PER-1 – Permitted** *The use and development of the site will not exceed that the thresholds in TRAN-Table 11 – Trip Generation* **PER-2 – Permitted** The subdivision does not create lots (including balance lots) that enable use or development greater than the thresholds in TRAN-Table 11 – Trip generation.

TRAN-R10-R13		**Not applicable**
Standards		
TRAN-S1	**Requirements for parking**	**Not applicable**
TRAN-S2	**Requirements for vehicle crossings**	**Complied with**
TRAN-S3	**Requirements for passing bays**	**Not applicable** *The accessway is two-way*
TRAN-S4-S5		**Not applicable**

4.8. From the assessment above, no applicable rules have been considered outside the scope under the new transitional provisions introduced under the amendments to section 104(1A) of the RMA.

4.9. The proposed subdivision and land use activity is a **Discretionary Activity** under PDP subdivision and land use rules.

4.10. An application to cancel a consent notice is also a **Discretionary Activity** under Section 127 and 223(3) of the Resource Management Act 1991.

National Environmental Standards (NES)

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

4.11. The application site is not a FNDC mapped HAIL site. The available Retrolens photographic information (refer Figure 17 & Figure 18 above) suggests that prior to being subdivided in the early 2000's the site was used for pastoral rural activity.

National Environmental Standards for Freshwater 2020 (Version Oct 2024)

4.12. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

4.13. There are no freshwater streams or natural inland wetlands that would be affected by the proposed subdivision.

5. STATUTORY ASSESSMENT

Section 104B of the Resource Management Act (RMA)

5.1. Section 104B governs the determination of applications for **Discretionary Activities**. A consent authority may grant or refuse an application for a discretionary resource consent and may impose conditions under section 108 of the RMA.

5.2. The subdivision proposal is a Discretionary activity because of the proposed lot sizes in the RRZ and the number of allotments that will have vehicle access use of Puriri Park Lane. The proposed lots are similar in size and residential intensity to those in the immediately surrounding area and are consistent with the character and amenity of the Waipapa Road environment. The PDP anticipates further intensification of this environment under a proposed RRZ by reducing the Discretionary Activity lot size down to 2,000m^2. The proposed lot sizes are not less than 3,000m^2 are more keeping with the previous ODP Rural Living discretionary activity standard. As described in the zone overview statement, the RRZ applies a 'peri-urban' residential living function to land that is adjacent to urban Kerikeri. Enabling further intensification of the RRZ supports rural environment policy objectives to protect the productive value of Rural Production zoned land.

Section 104 of the Resource Management Act (RMA)

5.3. Section 104(1) of the Act states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) Any relevant provisions of –

(i) A national environmental standard

(ii) Other regulations

(iii) A national policy statement.

(iv) A New Zealand Coastal Policy Statement

(v) A regional policy statement or proposed regional policy statement.

(vi) A plan or proposed plan; and

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'

5.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This subdivision proposal will have a positive effect on Kerikeri's housing supply in a location the Council has identified for further rural-residential intensification. The proposal will positively contribute to the Applicant's wellbeing enabling them to remain on the site and to divest surplus land.

5.5. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'*. The proposed subdivision is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, potential adverse effects can be managed within the boundaries of the existing development and would be no more than minor. The intensity of subdivision is consistent with the established character of the surrounding residential environment.

5.6. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out in paragraphs 5.3 – 6.17 below. It is concluded that the proposed subdivision would not be contrary to the objectives and policies of the relevant plans or the higher order regional policy statement for Northland or national policy statements.

5.7. Section 104(1)(c) states that consideration must be given to '*any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'*. There are no other matters that are relevant to this application.

5.8. Section 106 relates to subdivision approval. A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that –

(a) There is significant risk from natural hazards; or
(b) …
(c) Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

5.9. Wilton Joubert has prepared a civil engineering assessment that includes natural hazards. There is no identified natural hazard risk that would apply under Section 106 of the RMA. The site is not within an area (or soil /slope type) that is susceptible to land instability.

Assessment of Effects on the Environment

5.10. Having reviewed the relevant PDP subdivision provisions and the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the RMA, the primary issues are the appropriateness of the lot sizes in the zone and intensifying the use of the Puriri Park Lane access lot.

Subdivision Effects

5.11. The site is in the PDP RRZ. A Discretionary Activity subdivision consent is required for proposed lot sizes that exceed the Controlled Activity subdivision standard of 4,000m^2. Lot sizes down to 2,000m^2 are potentially anticipated as a Discretionary Activity. The PDP subdivision objectives and policies provide guidance on the environmental effects that are relevant to a decision on this application.

5.12. SUB-O1 (and SUB-P11) enables subdivision that results in the efficient use of land, which:

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

Effects on existing and planned local character and amenity

SUB-P11 – Consider the following matters where relevant when assessing and managing the effects of subdivision:

(b) Consistency with the scale, density, design, character of the environment and purpose of the zone;

(c) The location, scale and design of buildings and structures;

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

(a) are consistent with the planned environment of the zone or precinct;
(b) comply with the minimum allotment sizes for each zone or precinct;
(c) have an adequate size and appropriate shape to contain a building platform;

5.13. The proposal would create lots that are consistent with the existing and planned character of the RRZ in this location. The predominant character and amenity value of the RRZ is intended to be derived from what is described as 'peri-urban' scale residential living. Other land use features that may characterise the zone include small-scale farming with limited buildings and structures and is also influenced by the zone's proximity to the adjacent Kerikeri and Waipapa urban areas. The zone intentionally provides for distinctively smaller lots sizes than those enabled in the Rural Production Zone. The RRZ land use and subdivision provisions suggest that site sizes between 4,000m^2 and 2,000m^2 are appropriate in the zone.

5.14. The proposed subdivision would utilise existing rural residential land to create four additional allotments of around 3,000m^2 in the RRZ. These are larger than the Discretionary Activity lot size standard. The southern part of the site is currently underutilised, grazing land where there is an opportunity for additional rural-residential development to be situated close to the adjacent urban Kerikeri and Waipapa environment and local amenities.

5.15. The rural-residential character will be maintained as spacious lots set back from Waipapa Road that are within the established landscaped setting of Puriri Park Lane. Existing common areas within the Lot 8 access lot will continue to off-set development, as will the protected landscape planting that is a significant character feature of the Lot 8 laneway. Existing consent notice requirements will ensure that the sites are appropriately landscaped to reflect the rural-residential character and amenity of the area. There is ample space within each site for the location of a residential building and associated on-site services and access.

5.16. Potential adverse effects on existing and planned local character would be less than minor and consistent with those that are anticipated in the new zone.

Land use compatibility

SUB-P11 (a) the potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate;

5.17. The site is not adjacent to any rural production zone or horticulture precinct. Adjacent sites comprise similar rural-residential type activities of varying site sizes, with limited commercial activity in the vicinity of the site. The proposed increase in residential activity at the site would

not be incompatible with any existing land use. Potential adverse effects on surrounding activities would be less than minor.

Natural Hazards

SUB-P11(e) Managing natural hazards;

5.18. Expert civil engineers Wilton Joubert has assessed the potential for natural hazards that may affect development of the site. Based on current mapping, the site is not at risk from nearby river flooding. This is the basis for seeking that the RC 2060780 consent notice condition (v) be cancelled. The site is not within an area of land that is susceptible to land instability and does not meet the PDP definition because of its slope. Potential risk from natural hazards would be less than minor.

Vehicle Access

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

(d) have legal and physical access

5.19. Traffic engineering expert Dean Scanlan of Engineering Solutions has assessed the proposed vehicle access to the new sites. A copy of the Engineering Solutions report is attached at **Appendix 8**. Mr Scanlan has not highlighted any concerns about the use of Puriri Park Lane, including the addition of a single crossing and ROW serving Lots 1-4. A single crossing point onto Puriri Park Lane will ensure that there are not multiple exit and entry points along the laneway. The generous 10m splay will enable vehicles to enter and exit simultaneously.

5.20. The existing Puriri Park Lane has sufficient width and visibility to enable two-way movement of vehicles along the laneway, for the location of services and drainage and for pedestrians to walk safely within the berm areas. The existing legal and seal width complies with the minimum standards for private accessways set out in the PDP TRAN-Table 10. Furthermore, there is excellent visibility in both directions along Waipapa Road, which exceeds the highest AUSTROAD's safety standard.

5.21. To address potential safety risk exiting onto Waipapa Road and for pedestrian use within the existing laneway, Mr Scanlan has recommended speed advisory signage and a bi-directional signage board to provide a visible background to the approach to Waipapa Road. These are

intended to mitigate potential adverse safety risks arising from the development and to improve the existing situation.

5.22. The position of the site at the start of the laneway will ensure that there will be a less than minor effect on the other ROW owners in terms of any visual or audible disturbance. All owners are required to contribute to the upkeep of the lane way and this will also apply to the new lot owners who will be allocated at 1/35th share of Lot 8. The Applicant has indicated that he currently maintains the laneway including mowing of the common areas within Lot 8.

5.23. Potential adverse effects on traffic movement and safety within the laneway and exiting onto Waipapa Road, and on the other access lot owners are assessed to be less than minor.

5.24. Notwithstanding the well-functioning nature of the existing laneway, there was discussion at the CDM held with Council officers about the future of the laneway and whether the development might trigger the need to upgrade it to public road standard to be vested. Under the PDP Rules SUB-R4 and TRAN-R2, there is an expectation that where a private accessway will serve a maximum of eight lots and that nine or more is to be from a public road. This is to ensure traffic safety and to avoid conflict issues amongst owners about maintenance responsibility and shared cost.

5.25. For this proposal, a potential compromise scenario whereby additional land would be set aside within the development for a future public road upgrade was discussed and agreed to have merit. As proposed, this includes an additional 6.0m covenanted land area within the western frontage of Lots 1 and 4 that is available for a public road upgrade should it be required in the future. The overall legal width of the accessway along this section of Puriri Park Lane would increase to 16 metres. Whilst this is less than the 20m required by the 2023 Engineering Standards for an access road, this is considered to be adequate for this location and number of potential laneway users. It is noted that beyond Lots 1 – 4 that the access lot widens substantially such that widening beyond this point was not considered warranted.

On-site services

SUB-P11 – Consider the following matters where relevant when assessing and managing the effects of subdivision:

(d) The adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity.

5.26. The Wilton Joubert engineering assessment has confirmed that each site can accommodate the necessary on-site infrastructure services including wastewater and stormwater. The RRZ policy RRZ-P4 encourages all subdivisions to provide telecom, and electricity serves to site boundaries, however this is not a requirement of subdivision Rule SUB-S6. The Applicant has indicated an intention to provide all sites with reticulated power to the boundary.

Historic heritage, natural features and cultural values

SUB-P11 – Consider the following matters where relevant when assessing and managing the effects of subdivision:

(f) any adverse effects on areas with historic heritage and cultural values, natural features and landscape, natural character or indigenous biodiversity values; and

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

5.27. There is no mapped historic heritage or sites of cultural significance to Māori on the site. The Applicant has consulted with local Iwi hapu regarding the application with no response at the time lodgement. A copy of the email seeking feedback about the proposal is attached at **Appendix 9.** There are no outstanding natural features or landscapes that would be affected by the subdivision and development of the site. Potential adverse effects are assessed to be less than minor.

Section 127 – Cancellation of Consent Notice Condition(s)

5.28. The Applicant is seeking to cancel consent notice conditions established by previous subdivision consents that were granted in 2006 (RC 2060780-RMASUB) and a boundary adjustment in 2013

(RC 2130236). Section 127(3)(a) requires that such applications are to be decided as if it was a resource consent for a Discretionary activity, with an assessment of effects referring only to the matters relating to the change or cancellation of a condition. In accordance with Section 127(4), to determine who is affected by the change or cancellation to a condition, the Council must consider every person who made a submission on the original application.

5.29. The 2006 consent was a publicly notified non-complying activity application that created the subdivision under previous district plan management plan provisions. Four submissions were received from the following parties:

Submitter	Summary	Support or Oppose	Wish to be heard?
Benjamin & Felice Tombs	Are of the opinion that the actual boundary of the subject site is the Whiriwhitoa Stream. As such an esplanade reserve should be provided along the entire stream frontage (lots 1 & 2). Seek that a survey be undertaken to clarify boundary issue. Outline various planning documents which support the provision of public access.	Oppose	Not Indicated
NZ Fire Service	Seek that if approved the consent include by way of consent notice that any habitable building have adequate water volume, pressure and flows in accordance with NZFS Fire Fighting Suppliers Code of Practice SNZ PAS 4509:2003 and that the water supply be accessible for fire appliances and that tank storage be located a safe distance away from any habitable dwelling.	Not Indicated	Yes
New Zealand Historic Places Trust	Have no objection to proposal. Seek standard advice note to be included if consent is granted advising of applicant's obligations under the Historic Places Act 1993.	Neither	No
Sandra McKay	Concerned that application misrepresents her position on the subdivision as she opposes it. She requests that the applicant be made to amend the details on consultation which she considers are misleading. I have written to the submitter advising that Council has no ability to require an applicant to amend their application as requested.	Oppose	Not Indicated

Figure 22 - Excerpt from the s95 report for RC 2060780

5.30. A review of current land ownership indicates that the landowner submitters no longer reside at previously owned properties at 314 (Tombs) and 250 (McKay) Waipapa Road, respectively. It is noted that 250 Waipapa Road has had subdivision approval in 2019 referenced as DP 537328 and shown below. The subdivision comprised 2x 4000m^2 allotments, a 1.8ha allotment and a balance 10ha allotment under the previous Rural Production zone standards in the ODP. This site was located on the Rural Production / Rural Living zone boundary and has also recently been rezoned to Rural Residential under the PDP enabling 4000m^2 allotments as a controlled activity or 2000m^2 allotments as a Discretionary activity. For this reason, these submitters are no longer deemed to be affected, nor are they likely to have an interest in further development of the application site.

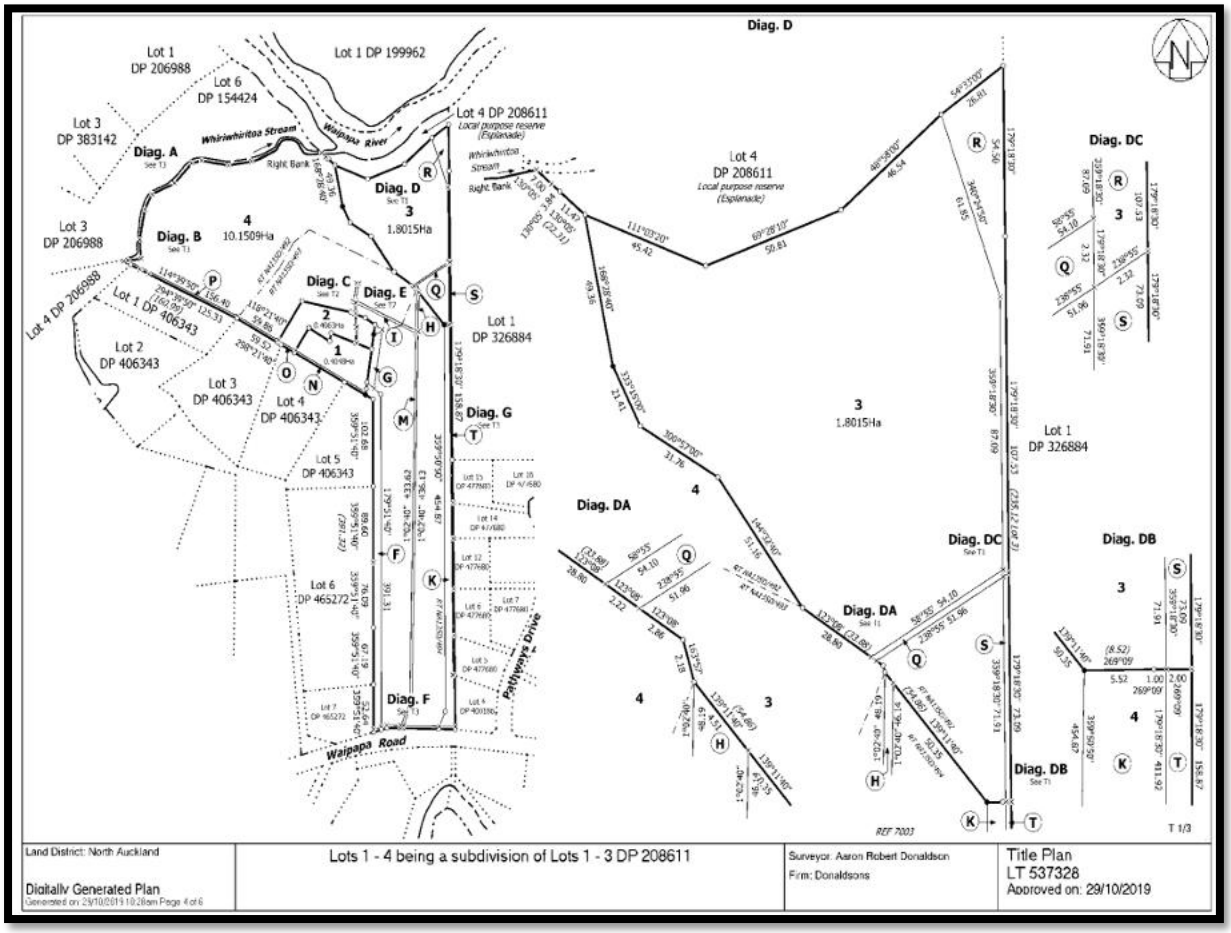


Figure 23 - Title plan for neighbouring development at 250, 258A & 258B Waipapa Road

5.31. The 2014 boundary adjustment application included written approvals from the immediately adjacent neighbours set out below and was processed on a non-notified basis including.

Monka Limited	Lots 1 & 2 DP 406343
Nikki Miller and Richard Mason	Lot 3 DP 406343
Justin and Vicki McIlroy	Lot 4 DP 406343
Dean and Rachel Smith	Lot 5 DP 406343

Figure 24 -2016 Boundary adjustment list of neighbours who provided written approval

5.32. Regarding Heritage NZ and the NZ Fire Service, assessment matters relating to archaeology / historic heritage and the provision of fire-fighting water supply to the site(s) are relevant to the extent that developer and landowner obligations remain under the Heritage New Zealand Pouhere Taonga Act 2014 and NZ Fire-fighting water supply standards. This application is seeking to cancel the RC 2130236 consent notice condition (i), which requires a minimum of 45,000 litres tank storage for fire-fighting purposes and to instead align the requirements in accordance with current Council practice.

5.33. The conditions the application is seeking to cancel relate to on-site matters that no longer apply, namely flood hazards that has no effect on neighbouring properties or any of the original submitters. In the context of new flood hazard mapping information and the Council's current ability to impose conditions requiring appropriate water supply volumes for fire-fighting water supply purposes, potential adverse effects are expected to be negligible.

6. STATUTORY ASSESSMENT

National Policy Statements

6.1. There are currently 10 National Policy Statements including:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity

- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Infrastructure
- National Policy Statement for Natural Hazards

6.2. None of these are directly relevant to this proposal. The site is not within the coastal environment and is not subject to the NZCPS. The site does not contain any natural inland wetlands that would be affected by the proposed subdivision. There is no indigenous vegetation on the site that would be affected. As land that is zoned for rural residential activity, the National Policy Statement for Highly Productive Land (NPS-HPL) does not apply. There are no natural hazards that affect the site and the development is not for infrastructure.

Regional Policy Statement for Northland (RPSN)

6.3. The role of the Regional Policy Statement for Northland is to promote the sustainable management of the region's natural and physical resources by providing an overview of the regions resource management issues, and by setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

6.4. The proposed district scale subdivision and development proposal would not be contrary to the objectives and policies of the RPSN. The proposed subdivision is consistent with the RPSN 'Regional Form' objectives that seek to establish sustainable built environments that integrate infrastructures, use and development and have a sense of place, identity and a range of lifestyle, employment and transport choices[5]. The site is zoned for peri-urban rural-residential development at the urban edge of Kerikeri and Waipapa.

Proposed District Plan

6.5. The site is zoned Rural Residential (RRZ) in the PDP-AV. The relevant objectives and policies are the District-wide subdivision provisions and the applicable RRZ land use rules. These provisions are attached at **Appendix 10**.

[5] RPSN Objective 3.11 'Regional Form'

6.6. The Council has applied a RRZ land use zone along the northern side of Waipapa Road up to its intersection with SH10. The RRZ is described as a spacious, peri-urban living environment located close to settlements. The zone provides a transition to the surrounding Rural Production and Rural Lifestyle zones, and the Horticulture Precinct.

Subdivision

6.7. The appropriateness of the subdivision as a Discretionary Activity is linked to achieving the objectives of the RRZ(SUB-O1(a)). Contributing to local character and sense of place, avoiding reverse sensitivity, mitigating natural hazard risks and managing adverse effects on the environment are the basis for determining the efficient use of land (SUB-O1 (b-f). Subdivision is enabled where it results in allotments that are consistent with the purpose, characteristics and qualities of the zone, comply with the minimum allotment sizes, have an adequate size and shape to contain a building platform and have legal and physical access (SUB-P3). The proposed subdivision satisfies the policy criteria for achieving the minimum lot size standard, lot shape and vehicle access.

6.8. The proposed subdivision lot sizes and configuration is consistent with the rural-residential character of the surrounding environment and the intent of the RRZ. The proposed access arrangement is a common scenario found along the northern side of Waipapa Road, where multiple lots have access off privately owned ROW's or JOALS. In this location, the existing Puriri Park Lane is well designed and established with a generous, sealed two-way and excellent visibility. The proposal would future proof the laneway with additional covenanted land width for future widening or a public road upgrade should it be required.

Land Use – Rural Residential Zone

6.9. The RRZ is part of a suite of rural zones. The role of the RRZ is to *'provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement'.* The RRZ has been applied to land that was formerly Rural Living zone under ODP and adjacent to urban areas.

6.10. The northern side of Waipapa Road area can be characterised as predominantly rural-residential, interspersed with commercial activities. The PDP RRZ Overview statement states that the zone will remain predominantly residential in character as the adjoining (Kerikeri) settlement will provide for most day-to-day services. Smaller lot sizes (between 2,000m^2 – 4,000m^2) where on-site services can be provided are enabled.

6.11. The proposed subdivision is entirely consistent with the anticipated outcomes for the RRZ. Proposed lots can accommodate on-site infrastructure services, and the sites can be safely accessed from Puriri Park Lane.

6.12. The proposed subdivision would achieve the main policy objectives including:

- Enabling additional rural-residential activity that is compatible with the character and amenity of the zone (RRZ-O1)
- Maintaining the existing character and amenity of this part of the RRZ that is predominantly residential at a peri-urban scale (RRZ-O2)
- Helping to meet demand for growth around the Kerikeri urban centre (RRZ-O3)
- Not detracting from the rural residential of the wider RRZ zone and maintaining the character and amenity values of the existing Waipapa Road Environment (RRZ-O4)
- Not interfacing with any rural activity that could result in reverse sensitivity effects (RRZ-P3)

Land Use – Transportation

6.13. The proposal is to increase the number of lots utilising Puriri Park Lane above the maximum eight lot standard. Transportation access requirements have created tension in the PDP for historic development that rely on private ROW's or access lots. There is significant development potential along the northern side of Waipapa Road that would ordinarily be entirely consistent with the outcomes enabled by the new RRZ, however access requirements potentially limit those outcomes, particularly where there is insufficient land width for an upgrade to public road standards.

6.14. The proposed development relies on access to the existing laneway that connects to Waipapa Road. As previously described, Puriri Lane is well designed with excellent visibility. Based on

the evidence of traffic engineering expert Dean Scanlan, there is no traffic safety reason why the laneway cannot accommodate the additional four lots. TRAN-O1 intends that '*land use and transport planning are integrated to achieve an efficient pattern of land use and a transport network that is safe, efficient and well connected.'* The land use and transport environment along Waipapa Road relies on existing accessways to connect development to the public road network. This proposal will be one of many future examples where intensification is dependent on the capacity of an existing accessway to accommodate new development and its ability to be converted to a public road. A pragmatic approach to enabling use of private accessways will ensure that the overall intent of TRAN-O1 for the wider transport network is achieved, and that the economic and social wellbeing of current and future generations is supported.

6.15. In the context of a resource consent application, TRAN-P7 sets out the relevant matters to be considered when assessing effects on the transport network and adjacent land. Policy Items (a), (d), (i) are particularly relevant when considering the operational safety of the accessway and effects on the adjacent Waipapa road network.

6.16. The anticipated traffic will comprise residential users. Existing land covenants restrict commercial activities on the sites and will apply to the new lots. Dean Scanlan estimates that an average dwelling in this location will generate six to seven vehicle movements per day. Puriri Park Lane currently carries an estimated 42–48 vehicle movements per day and would likely increase to approximately 70 following development. This volume is within the capacity allowed by the Council's width standards for rural access roads. Although the existing carriageway is slightly narrower than those standards, it is not expected to create notable safety concerns, provided visibility at the Waipapa Road intersection is improved. A land covenant with the Council will set aside an additional 6-metre-wide strip for future road widening, preserving the option to upgrade the accessway to public road standard if required in the future.

6.17. Under section 104(1A) of the RMA an assessment of the applicable objectives & policies has been undertaken within *Appendix 10* of the application. In this case no objectives or policies are considered to be out of scope.

6.18. Overall, it is considered that the proposed subdivision would not be contrary to any PDP objective or policy.

7. NOTIFICATION ASSESSMENT

7.1. In accordance with Section 95, a consent authority must decide whether to give public or limited notification of an application for resource consent. Section 95A-95G sets out the public and limited notification criteria for deciding whether to notify a resource consent application.

Section 95A – Public Notification Assessment

7.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These are commented on as follows.

Step 1: Mandatory public notification in certain circumstances:

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

7.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

7.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

7.5. The proposed activity is not subject to a rule or national environmental standard that requires public notification.

7.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have, or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

7.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The land adjacent to the application site is illustrated in Figure 25 below. These include the shared access lot owners and the landowners to the west and east. It is considered that in the wider public context, the proposed subdivision is appropriate in the RRZ and would achieve the intended environmental outcomes set out in the zone objectives and policies.



Figure 25 – Adjacent sites

7.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. None of the proposed subdivision or land use activities are permitted under any relevant plan or national environmental standard.

7.9. An assessment of potential effects on the existing environment is set out in Section 5 above. Potential adverse effects above the permitted threshold are limited to the intensity of proposed development and increasing the number of access lot users. The nature and scale of these land use effects is such that they would not have more than minor adverse effects on the wider public environment. Potential adverse effects can be mitigated to the extent that there is no

discernible change beyond the site boundaries. All other effects are within the permitted standards of PDP.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

7.10. This consideration has been removed under s104(1A).

Section 95B – Limited Notification Assessment

7.11. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

7.12. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.

8.1. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application is not 'controlled' activity.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

8.2. The proposed activity is not a boundary activity. The proposed activity is a Non-complying Activity because of the proposed lot sizes.

8.3. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect

	of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

8.4. The subdivision proposal is a Discretionary Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. There are no permitted activities. The application is supported by an engineering assessment(s) that confirm that the site can be sustainably developed for additional housing and on-site services and for safe traffic movement.

8.5. The adjacent sites and landowners are set out in **Table 1** in **Section 2** above. They include the other access lot owners and the adjacent properties to the west and east. Adjacent sites opposite Puriri Park Lane are not assessed to be affected by the proposal.

8.6. As previously discussed, subdivision and development of the site is consistent with the existing rural-residential character of the surrounding area and the intent of the RRZ. The surrounding area will continue to develop under the new PDP planning regime and further intensify as anticipated by the zone. The new sites will develop in the context of the existing Puriri Park Lane management plan that established common open space and landscape character that is unique in this location. Creation of the new lots will not affect the boulevard of Puriri trees that line the access lot or the established post and rail fencing. The development of each lot will require a landscape plan to ensure that landscaping is integrated with the surrounding environment and responds appropriately the existing rural-residential character. The potential visual effects of the development on the adjacent landowners will be less than minor.

8.7. Additional use of the access lot will have a noticeable effect to the extent that there will be additional cars using the first 130m. Mr Scanlan has not identified any safety concerns in terms of the capacity of the laneway to accommodate the additional traffic. Potential adverse effects on the first landowner on the access lot at 2 Puriri Park Lane are anticipated to be less than

minor as the driveway to this property is close to Waipapa Road but well clear of the intersection. The potential for traffic conflict at the driveway crossing is likely to be low given the double width sealed crossing and excellent visibility along the laneway.

8.8. Matters relating maintenance responsibility for the access lot were raised during the CDM. The Applicant has indicated that he currently maintains the laneway and the keeps the common areas mown. There are land covenants in place to ensure that each lot owner contributes to the cost of maintenance, and these will transfer to the new lot owners.

8.9. Based on the fact that there are no identified traffic safety issues associated with the proposal (other than improving the visibility of the intersection with Waipapa Road with new signage) and that there is provision for future widening or upgrading to public road standard should it be required, potential adverse effects on affected landowners are assessed to be less than minor.

8.10. For the reasons stated above, the Applicant requests that the application be processed on a non-notified basis.

9. PART 2 ASSESSMENT

9.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

9.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. In addition, the proposal will avoid adverse effects on the environment and will maintain the residential character of the surrounding environment where similar site sizes have been created. This is consistent with the purpose of RRZ.

9.3. Section 6 of the Act sets contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not

contain any areas of Outstanding Natural Features and Landscapes. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

9.4. Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

9.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of cultural significance to Māori. The proposal takes into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals. The Applicant has corresponded with Iwi to determine any interest the hapu may have in this application.

9.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

10. CONCLUSION

10.1. The Applicant is seeking a resource consent to subdivide an existing rural-residential site 18 Puriri Park Lane, Waipapa. The Waipapa Road environment, particularly its northern side is an emerging rural-residential area on the outskirts of urban Kerikeri. The area is not reticulated with Council wastewater infrastructure and relies on on-site services. Water supply and roadside stormwater drainage is available to the site.

10.2. The proposed subdivision is Discretionary because of the proposed lot sizes and an increase in access lot users above the permitted threshold. Overall, potential adverse effects are assessed to be no more than minor.

10.3. The proposal would not be contrary to the PDP subdivision objectives and policies and is consistent with the intent of the RRZ. As previously stated, there is an inherent tension within the PDP between zone objectives that enable residential intensification and accessway transport provisions. In the context of this application, adverse traffic safety effects can be avoided, along with future provision for widening of the laneway to public road standard should it be required. Potential adverse effects on other access lot owners are assessed to be less than minor.

10.4. The Applicant requests that the application is processed on a non-notified basis.

11. LIMITATIONS

11.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

11.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

11.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

11.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

View Instrument Details

Instrument No	8634398.3
Status	Registered
Date & Time Lodged	20 December 2010 14:25
Lodged By	Robinson, Sharon Michelle
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
422268	North Auckland
422269	North Auckland
422270	North Auckland
422271	North Auckland
422272	North Auckland
422273	North Auckland
422274	North Auckland
422275	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 7651991.2 has consented to this transaction and I hold that consent ☑

Signature

Signed by Richard George Ashwell Palmer as Grantor Representative on 20/12/2010 02:12 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Grantee Representative on 20/12/2010 02:13 PM

***** End of Report *****

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

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

MONKA LIMITED

Grantee

MONKA LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** the easements set out in Schedule A, **and creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference) **DP 406343**	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of way Right to transmit electricity and telecommunications Right to convey water	A B C F & J	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lot 8)	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lots 1 – 7)
	H	422269 (Lot 2)	422268 (Lot 1)
Right to drain water	G	422269 (Lot 2)	422268, 422270, 422271, 422272, 422273, 422274 (Lots 1, 3-7)
	F & J	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lot 8)	422270, 422271, 422272, 422273, 422274 (Lots3-7)
Right to transmit electricity and telecommunications Right to convey water	I	422274 (Lot 7)	422268, 422269 422270, 422271, 422272, 422273, (Lots 1-6)
	K	422273 (Lot 6)	422268, 422269 422270, 422271, 422272, 422274 (Lots 1-5, 7)
	O	422270 (Lot 3)	422268, 422269 (Lots 1 & 2)

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference) **DP 406343**	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Restrictive covenant		422268 (Lot 1)	422269, 422270, 422271, 422272, 422273, 422274 (Lots 2-7)
		422269 (Lot 2)	422268, 422270, 422271, 422272, 422273, 422274 (Lots 1, 3-7)
		422270 (Lot 3)	422268, 422269 422271, 422272, 422273, 422274 (Lots 1, 2, 4-7)
		422271 (Lot 4)	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lots 1-3 & 5-7)
		422272 (Lot 5)	422268, 422269 422270, 422271, 422273, 422274 (Lots 1-4, 6 & 7)
		422273 (Lot 6)	422268, 422269 422270, 422271, 422272, 422274 (Lots 1-5, 7)
		422274 (Lot 7)	422268, 422269 422270, 422271, 422272, 422273 (Lots 1-6)
Land covenant	All of Lot 8 Area Y	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lot 8)	422268, 422269 422270, 422271, 422272, 422273, 422274 (Lots 1-7)

.....

ANNEXURE SCHEDULE

Easement rights and powers

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby varied and added to as follows:

Easement of Right of Way

1. Where there is any conflict or inconsistency in the rights and powers implied in the Easement of Right of Way by the Land Transfer Regulations 2002 and the Property Law Act 2007, the former shall prevail.

2. No notice pursuant to sections 308 - 312 of the Property Law Act 2007 shall be available for the purposes of altering or upgrading the state of the land over which the right of way is granted unless it is first agreed in writing by both the registered proprietors for the time being of the servient and dominant tenements respectively that the right-of-way shall be altered or upgraded as the case may be.

3. Any maintenance, repair, or replacement of the easement facility on the servient or dominant land that is necessary because of any use, act or omission by the owner of the servient land or the owner of the dominant land (which includes agents, employees, contractors, sub-contractors, and invitees of that owner) must be carried out promptly by that owner and at that owner's sole cost. Where the use, act or omission is the partial cause of the maintenance, repair, or replacement the costs payable by that owner responsible must be in proportion to the amount attributable to that use, act or omission (with the balance payable in accordance with Clause 11 of Schedule 4 of Land Transfer Regulations 2002).

Restrictive Covenant provisions

The provisions applying to the restrictive covenant are as follows:

It is the grantors intention to create for the benefit of the land in the dominant lots the land covenant set out below over the land in servient lots and that the covenants shall run with the servient lot for the benefit of the dominant lots described in Schedule A.

The Grantee covenants as follows:

1. Not to use any part of the subject land or permit the same to be used for any trading or commercial purposes and to use the dwelling for residential purposes only.
2. Not to erect nor place nor suffer to be erected or placed on the property any single dwelling having a closed floor area of less than 120 square metres (exclusive of accessory buildings).
3. Not to erect or place or permit to be erected or placed on the subject land any:
   (a) second-hand or relocated building;
   (b) caravan, hut, shed, container, tent or any vehicle to be used as a dwelling or temporary dwelling or storage.
5. Not to use any second-hand materials on the exterior of any dwelling or accessory buildings erected on the subject land.

....

Land Covenant provisions **page 4 of 4**

The provisions applying to the land covenant are as follows:

1. The shared area known as lot 8 is a jointly owned lot that contains area Y, which is a dedicated park area to be maintained by the registered proprietors. This covenant contains the rules for maintaining all of lot 8, including the dedicated park area marked Y.

2. Maintenance of the services and right of way areas that traverse lot 8 is provided for in the 'easement rights and powers' panel above.

3. The registered proprietors of the servient lots will hold an annual meeting, on the first Saturday in each February, to elect a 'maintenance manager', to discuss necessary improvements to lot 8, and to set the 'annual maintenance fee'. The maintenance manager will advise the registered proprietors of the time and location of the meeting at least a week in advance of that meeting

4. The quorum required for an annual meeting to proceed will be 3, and the only votes accepted are by the proprietor being present at the meeting and voting in person, or a postal vote sent to the maintenance manager and received by him/her prior to the commencement of the meeting. For the purposes of voting, each of the lots has one vote.

5. The annual maintenance fee is payable on 1 March in each year and the amount for the year 2010 is $300.00. The amount of future payments will be set at the annual meeting by a vote but will not fall below $300.00. If it is established that there are excess funds in the maintenance account that will not be used, then the residents may vote to receive a distribution of the excess funds.

6. The appointed maintenance manager will hold a bank account dedicated to holding maintenance funds on behalf of the registered proprietors for the purposes of maintaining lot 8. This maintenance may include mowing, fencing, painting, planting, pruning, and any other outgoings approved by the proprietors at the annual meeting.

7. The maintenance manager will keep accurate records of incomings and outgoings of the maintenance account and present them at each meeting. The maintenance manager will produce the records within 5 working days if requested to do so by a registered proprietor.

8. The maintenance manager will, within 5 working days of a request from a registered proprietor or their solicitor, provide confirmation in writing to that person whether there are any arrears and what those arrears are, or that the payments are up to date and when they are paid to, whichever the case may be.

9. The covenantors/covenantees shall be entitled to all the powers and remedies given to parties by the Land Transfer Act 1952 and the Property Law Act 2007.

10. If a dispute occurs the party initiating the dispute must provide full written particulars of the dispute to the other party/ies.

    The parties must promptly meet and in good faith try to resolve the dispute using informal dispute resolution techniques, which may include negotiation, mediation, independent expert appraisal, or any other dispute resolution technique that my be agreed by the parties; and

    If the dispute is not resolved within 14 working days of the written particulars being given (or any longer period mutually agreed between the parties)

    - the dispute must be referred to arbitration in accordance with the Arbitration Act 1996, and
    - the arbitration must be conducted by a single arbitrator to be agreed on by the parties or, failing agreement, to be appointed by the president of the Auckland District Law Society.

View Instrument Details

Instrument No	8634398.1
Status	Registered
Date & Time Lodged	20 December 2010 14:25
Lodged By	Robinson, Sharon Michelle
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
NA135D/691	North Auckland

Annexure Schedule: Contains 22 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 15/11/2010 05:36 PM

***** End of Report *****

Far North District Council

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING **RC 2060780**
Being the Subdivision of Lot 2 DP 209145
North Auckland Registry

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

SCHEDULE

All Lots DP 406343

I) EACH LOT WILL REQUIRE AN AEROBIC TREATMENT PLANT OR EQUIVALENT TO PROVIDE SATISFACTORY TREATMENT OF WASTEWATER PRIOR TO DISPOSAL. THE ON-GOING OPERATION AND MAINTENANCE OF THE SYSTEM IS TO BE COVERED BY A MAINTENANCE AGREEMENT UNDERTAKEN BY THE SYSTEM SUPPLIER OR ITS AUTHORISED AGENT.

II) ANY BUILDING CONSENT SHALL BE ACCOMPANIED BY A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT. THE PLAN SHALL BE DESIGNED TO ASSIST THE BUILT DEVELOPMENT TO BE ABSORBED INTO THE RURAL LANDSCAPE AND TO ENHANCE RURAL AMENITY. THE PLAN SHALL BE IMPLEMENTED WITHIN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE EXTERIOR OF THE DWELLING AND BE MAINTAINED ON A CONTINUING BASIS THEREAFTER.

III) ANY DWELLING WILL REQUIRE FOUNDATIONS SPECIFICALLY DESIGNED BY A CHARTERED PROFESSIONAL ENGINEER, THE DETAILS OF WHICH SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.

IV) THE LANDOWNERS AND OCCUPIERS SHALL MAINTAIN ON A CONTINUING BASIS ALL PLANTINGS, WEED CONTROL AND WORKS UNDERTAKEN IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.

Lots 6 DP 406343

V) ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

Lot 7 DP 406343

VI) ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

Lot 8 DP 406343

VII) VEHICULAR ACCESS TO LOT 2 SHALL BE OBTAINED ONLY VIA LOT 9. NO OTHER POINTS OF ENTRY SHALL BE PERMITTED TO WAIPAPA ROAD.

SIGNED: [redacted]atrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 19th day of October 2010

19|8

MANAGEMENT PLAN

Lots 1- 8 DP 406343 Waipapa Road, Kerikeri

S & B TRADING TRUST (RC-2060780)

1.0 INTRODUCTION

Lots 1-8 DP 406343 were created on the basis of meeting the Management Plan requirements of the Far North District Council District Plan, as set out in the conditions of RC 2060780.

The purpose and objectives in managing this subdivision are:

- to ensure a well designed, sustainable settlement pattern on the application site that achieves the most efficient use of the site; while
- minimising the adverse effects on the environment; and
- meeting statutory requirements of the RMA and Regional and District Plans.
- The Management Plan is aimed at enhancing and maintaining amenity values and open space; and
- Enhancing and maintaining the existing indigenous vegetation and habitat on the site.
- Maintaining access (Lot 8), for the owners of Lots 1-7 DP 406343

The Management Plan incorporates:

- consent notices on the certificate of titles for Lots 1-7 DP 406343 (*Attachment* 1), which include: a building restriction which limits height to 9m maximum; and wastewater treatment, and engineering requirements, at time of building consent. The engineering report referred to in Attachment 1, is presented in Attachment 4.
- weed and pest eradication, and revegetation, as set out in the Weed and Pest Management Programme (*Attachment 2,* located in Area 'X' bush covenant area and the esplanade strip. (Refer to Title Plans DP 406343).
- details of landscaping (including maintenance of existing plantings) as part of the subdivision to enhance rural amenity, and future plantings in conjunction with dwelling construction to mitigate impacts of the dwellings on rural amenity. Refer the Landscape Planting Concept Plan in *Attachment 3,* and the list of consent notices *Attachment 1.*

The following requirements are registered on Lots 1-7 DP 406343:

> *"The landowners and occupiers shall maintain on a continuing basis all plantings, weed control and works undertaken in accordance with the approved Management Plan"*; and
>
> *"a legal document which apportions future maintenance (including maintenance of any landscaping) and upgrading costs of the common owned accessway (Lot 8) amongst the owners, and provide a solicitor's undertaking to register the document against the titles of the affected allotments"*;

The responsibilities of the owners of Lots 1-7 are set out in the Restrictive Covenants, and Land Covenant provisions on each certificate of title. Refer to Attachment 5.

The esplanade strips are subject to:

> *" an esplanade strip and access strip/easement over Lots 1 & 2".*

2.0 LAND TENURE, & ONGOING MAINTENANCE OF WORKS DEFINED IN THE MANAGEMENT PLAN

The subdivision creates a total of 8 large lots. One of these, Lot 8 DP 406343, is an access lot containing the accessway and services, as well as two open 'park' areas. Lot 8 is to be owned in 7 equal 1/7th shares by the owners of Lots 1-7 inclusive. (Refer to Title Plans DP 406343). A purchaser of an allotment within the Management Plan area will therefore automatically obtain a 1/7th share of Lot 8, and will also have responsibilities for the maintenance of Lot 8, and the Works defined in this Management Plan. These responsibilities are set out in Attachment 5.

The Consent Holder is responsible for completing the physical works required to give effect to the subdivision; the implementation of a revegetation, and weed and pest control Programme (*Attachment 2*); and completing works set out in the Landscape Concept Plan (*Attachment 3*).

There is registration of the following document on the Certificates of title for Lots 1-7 DP 406343:

> *"a legal document which apportions future maintenance (including maintenance of any landscaping) and upgrading costs of the commonly owned accessway amongst the owners"*

The continuation of the requirements of the Management Plan will become the responsibility of all owners of land within the Management Plan area as set out in Attachment 5. The Land Covenant Provisions will be registered on their Titles. The Land Covenant defines provisions for the owners to collect funds to give effect to the ongoing implementation of the Management Plan. This ongoing management shall include:

1. Maintenance of landscaping and planting, including mowing and maintenance and repair of fencing.
2. Maintenance of shared drains and accessway.

Refer to Attachment 5.

3.0 PROTECTION & ENHANCEMENT OF INDIGENOUS VEGETATION & HABITAT

Objectives *To protect, retain and enhance indigenous vegetation and habitat within an existing defined Bush Covenant Area.*

There is an existing Bush Covenant Area 'X' within Lot 2 DP 406343 of the subdivision. This is described in the Weed and Pest Programme - *Attachment 2.*

The area contains mixed podocarp and broadleaf species, with some wattles and a few pines. At the top, by the waterfall, there are several mature totara, a large puriri and two titoki. Other nature species are scattered through the bush.

The Consent Notice on the Title for Lot 2 DP 406343 reads as follows:

> *"That the landowner shall preserve the vegetation within the bush protection area marked "X" on the survey plan and shall not without the prior written consent of the Council, and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The landowner shall be deemed to be not in breach of this prohibition if any such trees or bush shall die from natural causes not*

attributed to any act or default by or on behalf of the owner or for which the landowner is responsible."

The weed and pest eradication, and revegetation programme prepared by Biodiversity Management Limited, dated November 2008 updated 18 August 2010 is part of the Management Plan, presented as *Attachment 2.* The implementation of this programme shall be the responsibility of the owner of Lot 2 DP 406343, and Lot 1 DP 406343, (with esplanade strip area), and is given effect to via the generic Consent Notice (*Attachment* 1) applying to all lots:

"The landowners and occupiers shall maintain on a continuing basis all plantings, weed control and works undertaken in accordance with the approved Management Plan".

4.0 WATER QUALITY

Objective - *To protect water quality.*

Dwellings need to be supported by on-site wastewater treatment and disposal systems. These have the potential to affect ground and surface water quality if not installed and managed effectively or appropriately.

There is the Consent Notice (*Attachment* 1) on Lots 1-7 DP 406343 within the subdivision requiring that:

"each lot will require an aerobic treatment plant or equivalent to provide satisfactory treatment or wastewater prior to disposal. The ongoing operation and maintenance of the system is to be covered by a maintenance agreement undertaken by the system supplier or its authorised agent".

5.0 BUILDING SITES

Objective - *To ensure safe building sites*

This issue was addressed in the original engineering report - presented in Attachment 4. There are consent notices in Attachment 1, which set out engineering requirements at the time of any building consent application by the owner of Lots 1 -7 DP 406343. The requirements include: foundations specifically designed by a chartered engineer (Lots 1-7); and minimum floor levels reported on by a chartered engineer (Lots 5 &6) with reference to the Haigh Workman Site Suitability Report presented in Attachment 4.

6.0 VISUAL AMENITY & LANDSCAPE VALUES

Objective – *To maintain and enhance open space and visual amenity.*

The preparation and implementation of the landscape concept and planting plan applies mainly on the shared Lot 8, but also includes the landscaping at the road frontage of Lot 7. This landscape concept and planting plan is part of the Management Plan and presented in *Attachment 3.* With the completion of the landscaping, Lots 1-7 DP 406343 are subject to a Consent Notice (*Attachment* 1) requiring that:

"the landowners and occupiers shall maintain on a continuing basis all plantings, weed control and works undertaken in accordance with the approved Management Plan".

To help ensure a high standard of amenity within individual lots, a Consent Notice (*Attachment* 1) is imposed on Lots 1- 7 DP 406343 within the subdivision, requiring that:

"any building consent shall be accompanied by a Landscape Plan prepared by a suitably qualified landscape architect. The plan shall be designed to assist the built development to be absorbed into the rural landscape and to enhance rural amenity. The plan shall be implemented within the first planting season following completion of the exterior of the dwelling and be maintained on a continuing basis thereafter".

To further assist in achieving the objectives, an additional Consent Notice (*Attachment* 1) is imposed on Lots 1- 7 DP 406343 restricting the height of buildings to 9m (utilising the height definitions contained with the District Plan):

"The maximum height of any building shall be 9m. The definition of "height" and "ground level" shall be the same as those listed in the Operative District Plan".

7.0 MAINTENANCE OF ACCCESSWAY (LOT 8)

There is registration of the following document on the Certificates of title for Lots 1-7 DP 406343 (*Attachment* 1):

"a legal document which apportions future maintenance (including maintenance of any landscaping) and upgrading costs of the commonly owned accessway amongst the owners"

Refer to Attachment 5.

8.0 DETAILS OF WEED & PEST ERADICATION, AND PLANTING OF AREA 'X' AND ESPLANADE STRIP

The plan of weed and pest control, and revegetation is set out in the Report of Dr Greg Blunden, Attachment 2.

ATTACHMENTS

Attachment 1 Schedule of Consent Notices

Attachment 2 Weed and Pest Management Programme

Attachment 3 Landscape Planting Concept Plans

Attachment 4 Haigh Workman Site Suitability Report Dated 17/10/05

Attachment 5 Easements, Restrictive Covenants, & Land Covenant Provisions

Attachment 1 Schedule of Consent Notices

SCHEDULE OF CONSENT NOTICES

ALL LOTS:
THE LANDOWNERS AND OCCUPIERS SHALL MAINTAIN ON A CONTINUING BASIS ALL PLANTINGS, WEED CONTROL AND WORKS UNDERTAKEN IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.

ALL LOTS:
EACH LOT WILL REQUIRE AN AEROBIC TREATMENT PLANT OR EQUIVALENT TO PROVIDE SATISFACTORY TREATMENT OR WASTEWATER PRIOR TO DISPOSAL. THE ONGOING OPERATION AND MAINTENANCE OF THE SYSTEM IS TO BE COVERED BY A MAINTENANCE AGREEMENT UNDERTAKEN BY THE SYSTEM SUPPLIER OR ITS AUTHORISED AGENT.

ALL LOTS:
ANY BUILDING CONSENT SHALL BE ACCOMPANIED BY A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT. THE PLAN SHALL BE DESIGNED TO ASSIST THE BUILT DEVELOPMENT TO BE ABSORBED INTO THE RURAL LANDSCAPE AND TO ENHANCE RURAL AMENITY. THE PLAN SHALL BE IMPLEMENTED WITHIN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE EXTERIOR OF THE DWELLING AND BE MAINTAINED ON A CONTINUING BASIS THEREAFTER.

ALL LOTS:
THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 9M. THE DEFINITION OF "HEIGHT" AND "GROUND LEVEL" SHALL BE THE SAME AS THOSE LISTED IN THE OPERATIVE DISTRICT PLAN *(ADDITIONAL TO CONSENT NOTICE REQUIREMENTS OF RC-2060780).*

ALL LOTS:
ANY DWELLING WILL REQUIRE FOUNDATIONS SPECIFICALLY DESIGNED BY A CHARTERED PROFESSIONAL ENGINEER, THE DETAILS OF WHICH SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.

TO APPLY TO LOT 7 ONLY:
VEHICULAR ACCESS TO LOT 7 SHALL BE OBTAINED ONLY VIA LOT 8. NO OTHER POINTS OF ENTRY SHALL BE PERMITTED TO WAIPAPA ROAD.

TO APPLY TO LOTS 5 & 6 ONLY:
ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

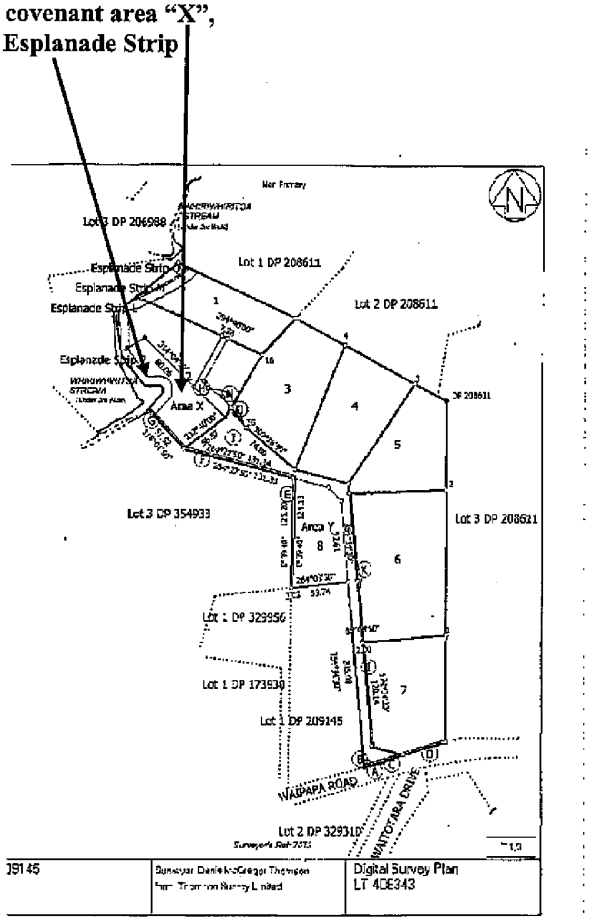
BIODIVERSITY MANAGEMENT LIMITED
Dr Greg Blunden
404A Kapiro Road
RD1, Kerikeri
Telephone 64 9 407 1119,
Mobile 021 710 441
greg.blunden@kiwifoundation.org.nz

WEED AND PEST MANAGEMENT PROGRAMME
BUSH COVENANT AREA 'X' DP 406343 & ESPLANADE STRIP
RC 2060780 S&B TRADING TRUST
WAIPAPA ROAD, KERIKERI

1. INTRODUCTION

This weed and pest management plan is for the covenant area marked "X" in Figure 1 and the adjoining esplanade strip.

Figure 1: Bush covenant area "X", Esplanade Strip



2. ANIMAL PEST MANAGEMENT

Norway rats *Rattus Norwegicus*, ship rats *Rattus rattus* and possums are present in the bush covenant and causing damage to palatable species. A bait station system should be established to control these animal pests, but the nature of the location means that this must be ongoing because of the high level of re-invasion that is likely. It is not possible to use cyanide in this situation and a rodenticide that deals with possums is required.

Six bait stations should be positioned within the bush covenant but no closer than 15 metres to the Whiriwhiritoa Stream. These bait stations should be filled with 100 gms of Pestoff or Ratabate in two pulses four times per year: the two pulses should be four or five days apart. Alternate toxins should be used in the quarterly treatments. Bait stations should be accessible to Norway rats which cannot climb, i.e, located within 200mm of the ground. Appropriate warning signage should be placed on entrance points to the bush covenant.

Refer to Weed and Pest Control map in Attachment 1.

3. WEED PEST MANAGEMENT

i. Tradescantia (Wandering Dew) is the most pervasive weed problem. An experienced contractor should be used to treat the tradescantia which is located on and about the waterways as well as throughout most of the bush covenant. It will require more than one treatment as follows:

- Physical removal of the plant – this is unlikely to be successful because it sprouts from any stem or root.
- Spray with Grazon, Roundup or Amitrole using the manufacturers's specifications, and adding penetrant and marker dye. Spraying should be to wet not drip and all recommended precautions should be taken especially as the infestation is about the waterways as well as in the bush. A repeat treatment is an essential follow-up.

ii. Kahilli ginger does not appear to be established on the bush covenant side of the Whiriwhiritoa Stream at this stage. However, it is rampant on the other side of the stream and vigilance is required with this highly invasive weed pest. Appropriate eradication treatment should occur as soon as it is discovered on S & B Trading side of the stream.

iii. Small privet plants can be carefully uprooted to ensure that all the roots are removed. Where this cannot be achieved the plant should be cut-off within 100 mm of the ground and the stem dabbed with Vigilant gel or sprayed with Tordon 1:20 with water.

iv. Wattles should be felled and removed, and the stumps treated with a hand spray of Tordon mixed 1:20 with water. Annual inspection and removal of new seedlings is required.

v. The wilding pines should be poisoned in situ and allowed to gradually fall down. Drill four 20 mm diameter holes within one metre of the ground with the holes at an angle to the ground. Fill with a mixture of 10:1 water:glyphosphate and plug with clay. Pines will die in situ within three months. Or, fell the pines and remove the debris. The gum can be left as this species is a common sight throughout Kerikeri.

vi. Any Willow regrowth should be removed and the stumps sprayed with Tordon mixed 1:20 with water.

vii. Mexican devilweed: spray with 1% glyphosphate, with follow-up spray as required. Inspect and spray annually.

viii. Tobacco weed: cut and paint stumps with Tordon. Pull young plants if possible. Inspect, re-treat if required, and pull new plants at least annually.

ix. A little gorse is present, although the most significant patch has been sprayed already. Check for re-growth and re-spray when necessary with Tordon, Grazon or similar. Pull new seedlings.

Any cut tradescantia, ginger and willow needs to be moved out of area and dumped appropriately, as leaving it on site would contribute to the re-establishment of weeds in the bush covenant. Piles of gum tree and wattle prunings were found in the western part of the bush covenant need to be removed.

Refer to the Weed and Pest Control Plan presented in Attachment 1.

4. REVEGEGATION

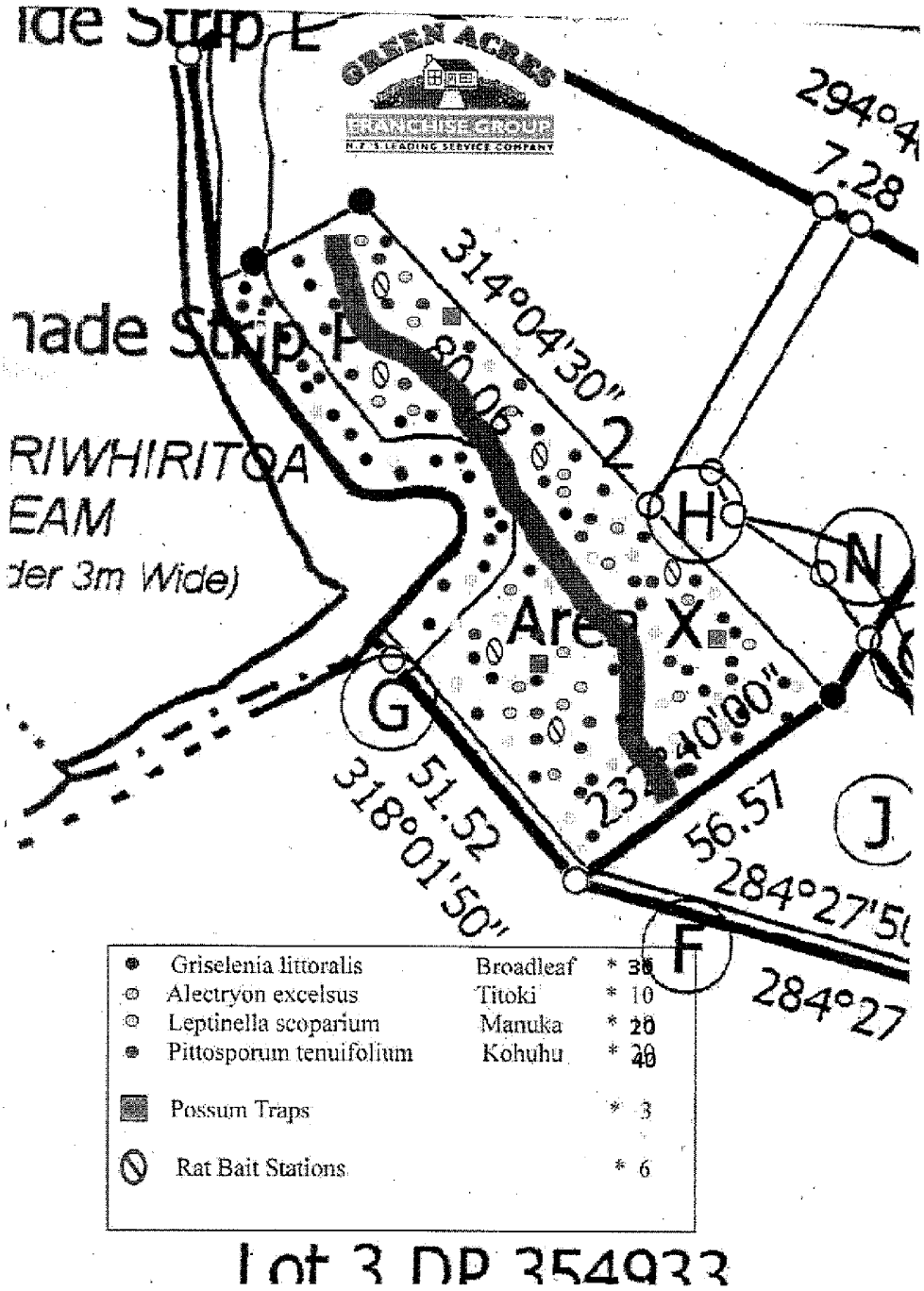
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[redacted]

Dr Greg Blunden
Biodiversity Management Limited

Update 18 August 2010

Attachment 1: Revegetation Plan and Location of Bait Stations and Timms Traps



Attachment 2: Re-vegetation Plan supplied by KS Green Acres

Revegetation Planting Plan
RC 2060780 Waipapa Road

Plantings 2010/2011

Area 'X' and Esplanade Strip
Species:
30 Griselina littoralis (Broadleaf);
10 Alectron excelsus (Titoki);
20 Leptinella spoparium (Manuka);
40 Pittosporum tenuifolium (Kohuhu)

Planting and maintenance programme

2010
Clearing, and Spray (Roundup)
Planting 100 trees, mark with stakes
Mulch
Release
2011
Blanking (replacing any dead trees)
Release Spray
Replace mulch

In the event of tree mortality, the resultant gaps in the existing and proposed plantings will be filled with the same, or similar species, to the satisfaction of the Council.

Date: 18 August 2010
Drawn by: KS Green Acres

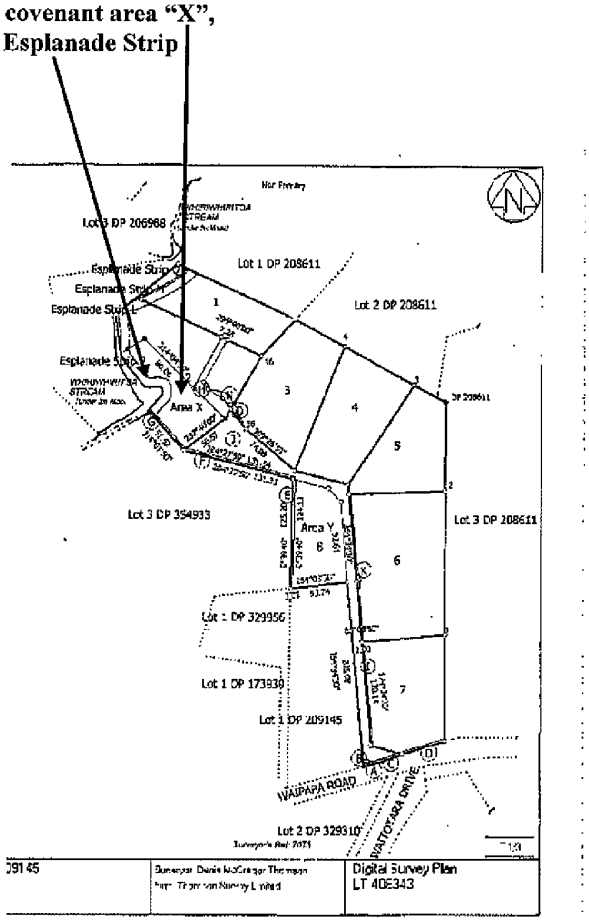
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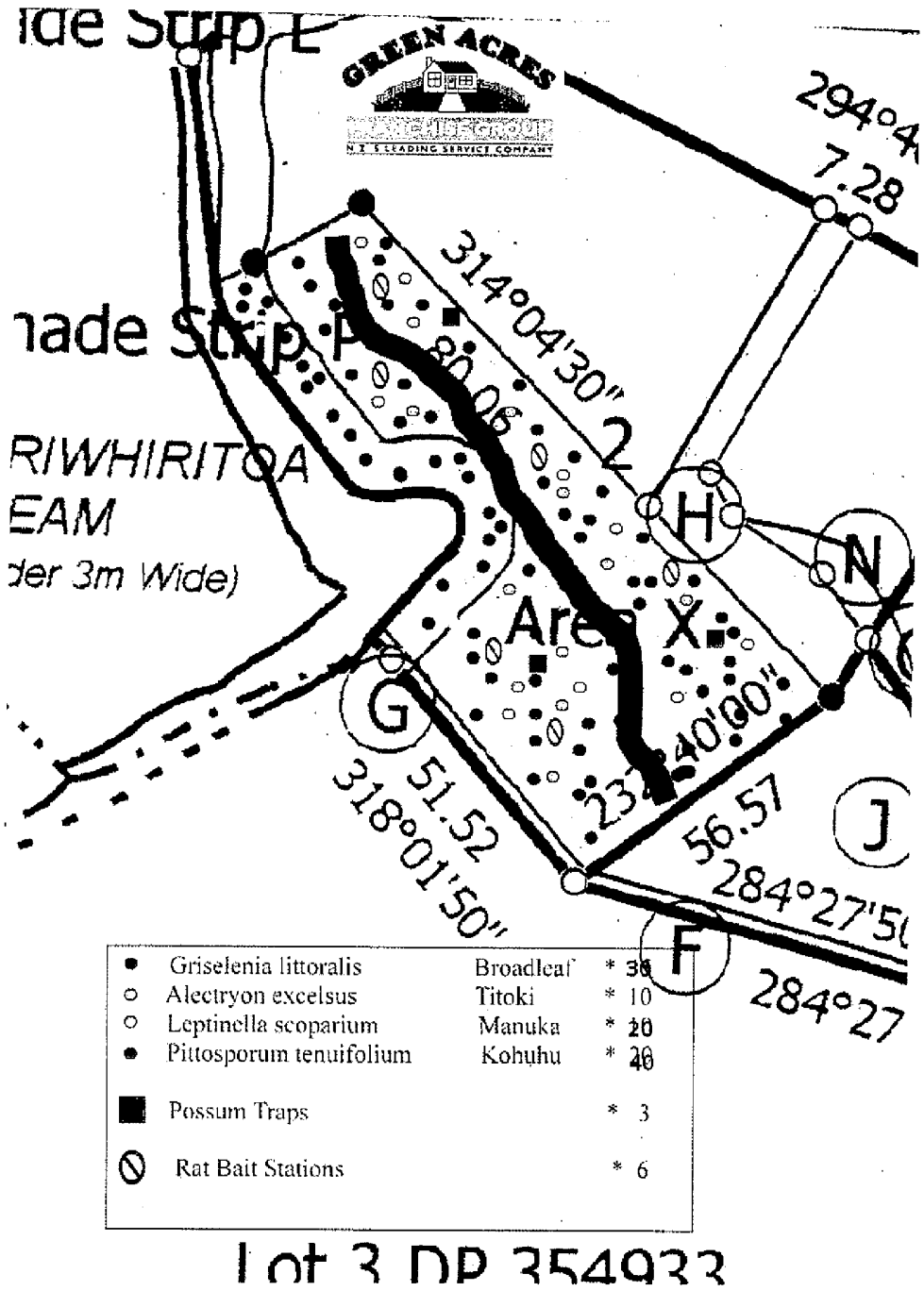
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Replace mulch

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Date: 18 August 2010
Drawn by: KS Green Acres

HAIGH WORKMAN Attachment 4 Haigh Workman Site Suitability Report Dated 17/10/
Civil & Structural Consultants Ltd
PO Box 89
12 Butler Road
Kerikeri, New Zealand
Phone 09 407 832
Fax 09 407 837
www.haighworks.co.n
info@haighworks.co.n

JOB NO: 05 254

S & B TRADING TRUST
Waipapa Road
Kerikeri

Report on Suitability of Site for Subdivision.

1 Introduction

It is proposed to subdivide Lot 2 of DP 209145 to create 8 rural lifestyle lots and a balance access Lot to be owned by the users.

This report investigates the suitability of the site for subdivision as proposed, with particular reference to land stability, flooding, land drainage, stormwater disposal, sewerage disposal, access and earthworks.

2 Description of Site

The site is L-shaped with a total area of 10.17 hectares with a frontage of approximately 72 metres at Waipapa Road. The bulk of the land is very gently sloping, with the southern portion draining to a node at the internal corner, from where the flow runs to a waterfall into a steep sloping gully area of covenanted bush.

Two further drains flow westward near the northern boundary, to where the topography changes abruptly at an escarpment of volcanic lava. There, the land drops away more steeply to a lower plateau along the fringes of the Whiriwhiritoa Stream.

The underlying geology is of basalt over the more ancient greywacke, in some places overlain with the more recent alluvial deposit.

The bulk of the site is in grazed pasture, except for the covenanted bush gully and the fringes of the stream.

3 Land Stability & Potential for Flooding

The bulk of the land is very flat and therefore not prone to land movement. Much of the north-south aligned portion of the site has an overlay of alluvial deposit from ancient flooding from the Kerikeri River. Toward the northern end, volcanic boulders protrude through the alluvial material, becoming more prominent along the line of the escarpment. The escarpment itself is strong and not prone to slumping, except immediately adjacent to the covenanted bush-clad gully.

We are aware that in historic times the Kerikeri River has risen to flood across Waipapa Road and through this site. The current formation of the road however is raised 600 – 800mm above natural ground level through the lowest point of the terrain, such that the likelihood of flooding across the road is now negligible.

Waipapa road slopes very gently down from west to east, so if the road ever over-topped, it would now be further east.

We believe that during the 1981 flood, flood water crossed Waipapa Road 400 to 500 metres further to the west from the Whiriwhiritoa Stream and a little further east across the site of the Culinary Institute.

We have endeavoured to mark on the plan what we believe is the most likely flow path of that historic flooding.

Building sites have been identified on higher ground that is safe from flooding. The establishment of minimum floor levels would be appropriate on Lots 5 and 6 to protect houses from potential flood flows of extreme rarity that may take an unpredictable course, because of the raised roadway.

4 Land Drainage

The route of the internal roadway has been selected to follow the drainage corridor, for existing and future open drains and overland flow paths to the existing natural water course running across the exposed sheet basalt rock to the waterfall.

Each of the sites on the flat land can discharge stormwater to those open drains. Lot 3 and 4 are able to drain also to the existing secondary drains in Lots 3+4 toward the northern boundary.

5 House Sites

House sites have been identified on all of the lots where they can be constructed on generally strong stable ground at a level safe from flooding. The establishment of minimum floor levels would be appropriate on Lots 5 and 6 to protect houses from potential flood flows of extreme rarity that may take an unpredictable course, because of the raised roadway.

On the flat ground, the upper soil layer may be softer than elsewhere, so house foundations will require specific design, perhaps to penetrate to the firm ground a little deeper beneath.

6 On-Site Effluent Disposal

While the soil is of a suitable type and is "drainable", winter ground water table may rise during prolonged wet weather to within 1 metre of the soil surface. This could potentially affect all of the lots on other than those below the escarpment to the north-west.

We therefore recommend for all of those lots, that it will be appropriate to use secondary treatment to enable disposal to be by trickle irrigation dispersed widely about the sites, achieving the required 600 mm separation to winter ground water table.

For lots 1, 2 and parts of lots 3+4 the northern ground water table is expected to be greater than 1.8 metres below ground surface at all times so, depending on the positions chosen for houses on those lots, effluent may be able to be disposed of by long shallow soakage trenches complying with the requirements of the Northland Regional Water & Soil Plan.

7 Access

We have shown the access entering the site at the western end of its frontage where it gains full benefit from the recent road widening on Waipapa Road. No further widening is required there to comply with Council safe entrance requirements.

For the internal road, we have assumed a 5.5 metre width sealed carriageway, as far as Lot 3. The open drain running along the higher side of the roadway will constitute the overland flow path for drainage of stormwater from storms of rarity of greater than 10 years.

Near the end of the jointly owned Lot 8 and ROW J, ~~a branch access serving Lots 3, 4 and possibly Lot 5 splits off to the north~~, with ROW J continuing to Lots 1 and 2. These portions of the access would be formed to at least 3 metre metalled width with appropriate drainage.

The access down the escarpment to Lots 1 and 2 will follow the existing formed farm track, which requires only minor earthworks to tidy it up and provide reliable drainage.

Earthworks for the whole length of the access would be quite minor requiring only trimming off the topsoil layer and overlaying with appropriate roading aggregate up to design levels.

We do not expect any material to have to be removed from the site.

8 Conclusions

The site is suitable for subdividing as proposed.

The land is all stable, except immediately adjacent to a portion of the covenanted bush area in the steep sided gully.

House sites have been identified, influencing lot lay-out, safe from flooding.

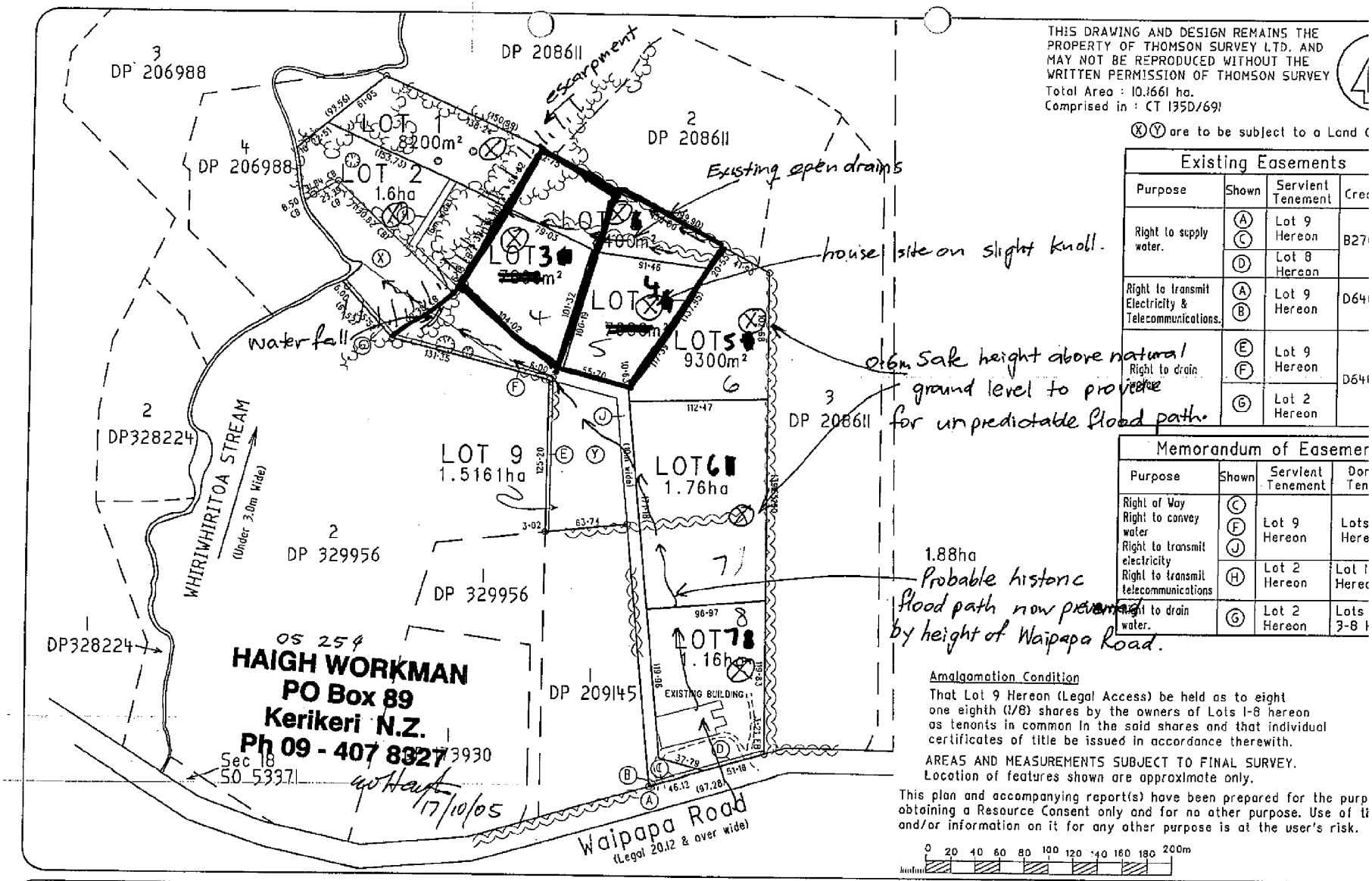
Land drainage is attainable using the lay-out of drains as shown.

On-site effluent disposal is sustainable on all of the lots complying with the permitted activity requirements of the Northland Regional Water & Soil Plan.

The entrance to the site is at a point where Waipapa Road has been widened, so compliance with Far North District Council entrance requirements will not be difficult.

The road formation is at a relatively flat grade and easily constructed with minimum earthworks.

[redacted]
W G Haigh



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

Total Area : 10.1661 ha.
Comprised in : CT 135D/691

Ⓧ Ⓨ are to be subject to a Land C

Existing Easements			
Purpose	Shown	Servient Tenement	Cre
Right to supply water.	Ⓐ Ⓒ	Lot 9 Hereon	B27
	Ⓓ	Lot 8 Hereon	
Right to transmit Electricity & Telecommunications.	Ⓐ Ⓑ	Lot 9 Hereon	D64
Right to drain water	Ⓔ Ⓕ	Lot 9 Hereon	D64
	Ⓖ	Lot 2 Hereon	

Memorandum of Easemer			
Purpose	Shown	Servient Tenement	Dor Ten
Right of Way Right to convey water Right to transmit electricity	Ⓒ Ⓕ Ⓙ	Lot 9 Hereon	Lots Here
Right to transmit telecommunications	Ⓗ	Lot 2 Hereon	Lot Here
Right to drain water.	Ⓖ	Lot 2 Hereon	Lots 3-8

Amalgamation Condition

That Lot 9 Hereon (Legal Access) be held as to eight one eighth (1/8) shares by the owners of Lots 1-8 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY.
Location of features shown are approximate only.

This plan and accompanying report(s) have been prepared for the purp obtaining a Resource Consent only and for no other purpose. Use of t and/or information on it for any other purpose is at the user's risk.

0 20 40 60 80 100 120 140 160 180 200m

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@surveys.co.nz
Ph: (09) 4077360 Fax: (09) 4077922
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 2 DP 209145

For S & B Trading Trust

CAD FILE: 7073sb11.lcd	Name	Date	ORIGINAL
Survey			SCALE 1:2000
Design			SHEET SIZE A2
Drawn	RAH	11/08/05	
Approved			
Rev.	RAH	13/09/05	

View Instrument Details

Instrument No	9524424.1
Status	Registered
Date & Time Lodged	30 September 2013 16:55
Lodged By	Prosser, Nicole Jayne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
422273	North Auckland
422274	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Nicole Jayne Prosser as Territorial Authority Representative on 30/09/2013 04:50 PM

***** End of Report *****

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Far North District Council

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

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2130236
Being the Subdivision of Lots 6 and 7 DP 406343
North Auckland Registry

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

SCHEDULE

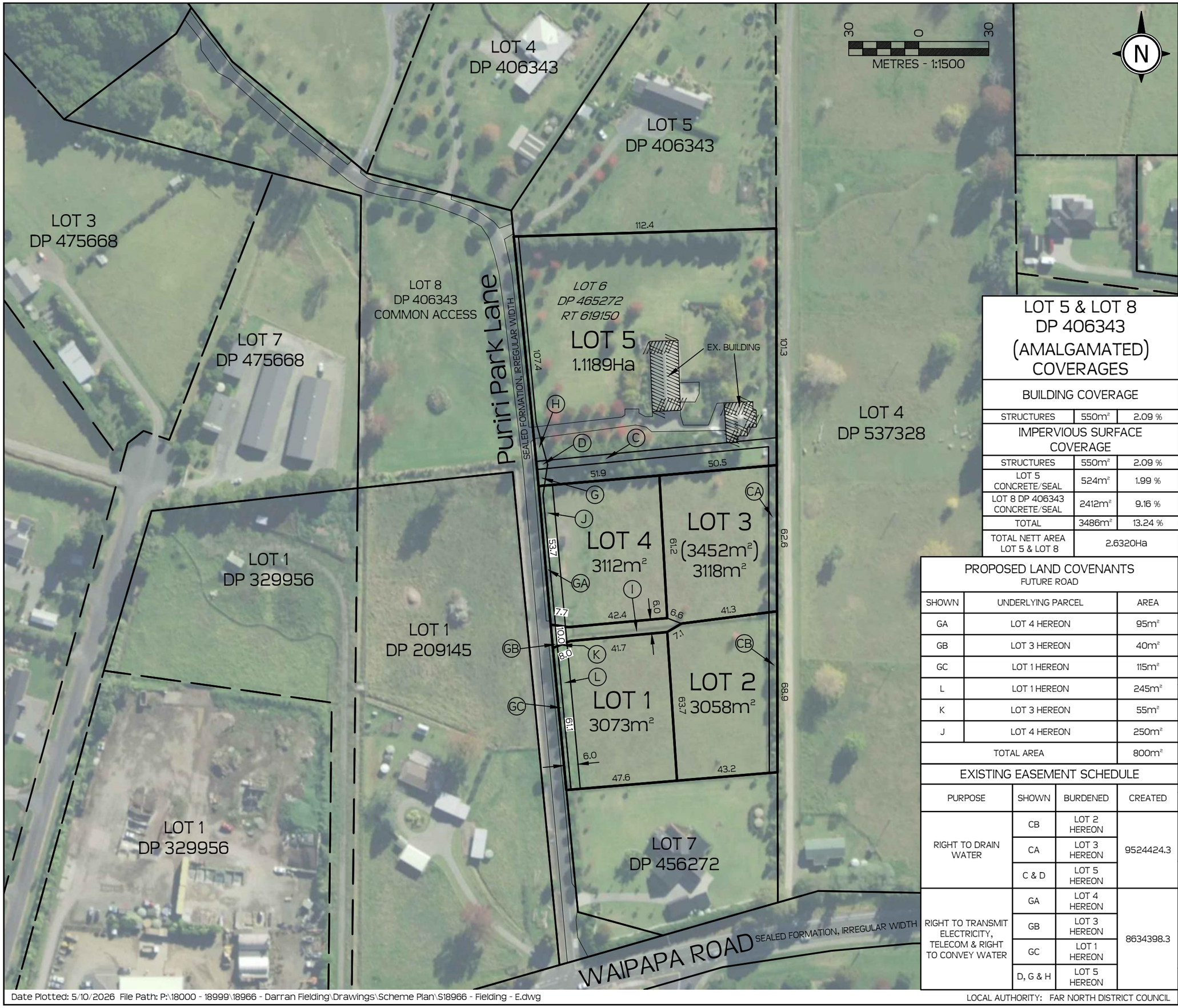
Lots 6 & 7 – DP 465272

(i) That upon construction of any habitable building it shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(ii) All references to Lots 6 & 7 DP 406343 made within the management plan document detailed within Consent Notice 8634398.1 are to be replaced with Lot 6 & 7 DP 465272 (being the new DP).

SIGNED: [redacted] Mr Patrick John Killalea
UNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 17th day of June 2013.



CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
5. DO NOT SCALE OFF DRAWINGS.
6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
8. 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991 THAT LOT 8 DP 406343 (COMMON ACCESS) BE HELD AS TO FIVE UNDIVIDED 1/35TH SHARES BY THE OWNERS OF LOTS 1-5 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	GB & I	LOT 3 HEREON	LOT 1, 2 & 4 HEREON

EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED	GRANTEE / CREATED
RIGHT TO TRANSMIT ELECTRICITY	GC	LOT 1 HEREON	TOP ENERGY LTD / 8634398.4
	GB	LOT 3 HEREON	
	GA	LOT 4 HEREON	
	D, G & H	LOT 5 HEREON	

LAND COVENANT IN 8634398.3 IS TO REMAIN

LOT 5 & LOT 8 DP 406343 (AMALGAMATED) COVERAGES

BUILDING COVERAGE

STRUCTURES	550m²	2.09 %

IMPERVIOUS SURFACE COVERAGE

STRUCTURES	550m²	2.09 %
LOT 5 CONCRETE/SEAL	524m²	1.99 %
LOT 8 DP 406343 CONCRETE/SEAL	2412m²	9.16 %
TOTAL	3486m²	13.24 %
TOTAL NETT AREA LOT 5 & LOT 8	2.6320Ha	

PROPOSED LAND COVENANTS

FUTURE ROAD

SHOWN	UNDERLYING PARCEL	AREA
GA	LOT 4 HEREON	95m²
GB	LOT 3 HEREON	40m²
GC	LOT 1 HEREON	115m²
L	LOT 1 HEREON	245m²
K	LOT 3 HEREON	55m²
J	LOT 4 HEREON	250m²
TOTAL AREA		800m²

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO DRAIN WATER	CB	LOT 2 HEREON	9524424.3
	CA	LOT 3 HEREON	
	C & D	LOT 5 HEREON	
RIGHT TO TRANSMIT ELECTRICITY, TELECOM & RIGHT TO CONVEY WATER	GA	LOT 4 HEREON	8634398.3
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TOTAL TITLE AREA: 3.8973Ha
SUBD'N AREA: 2.3843Ha
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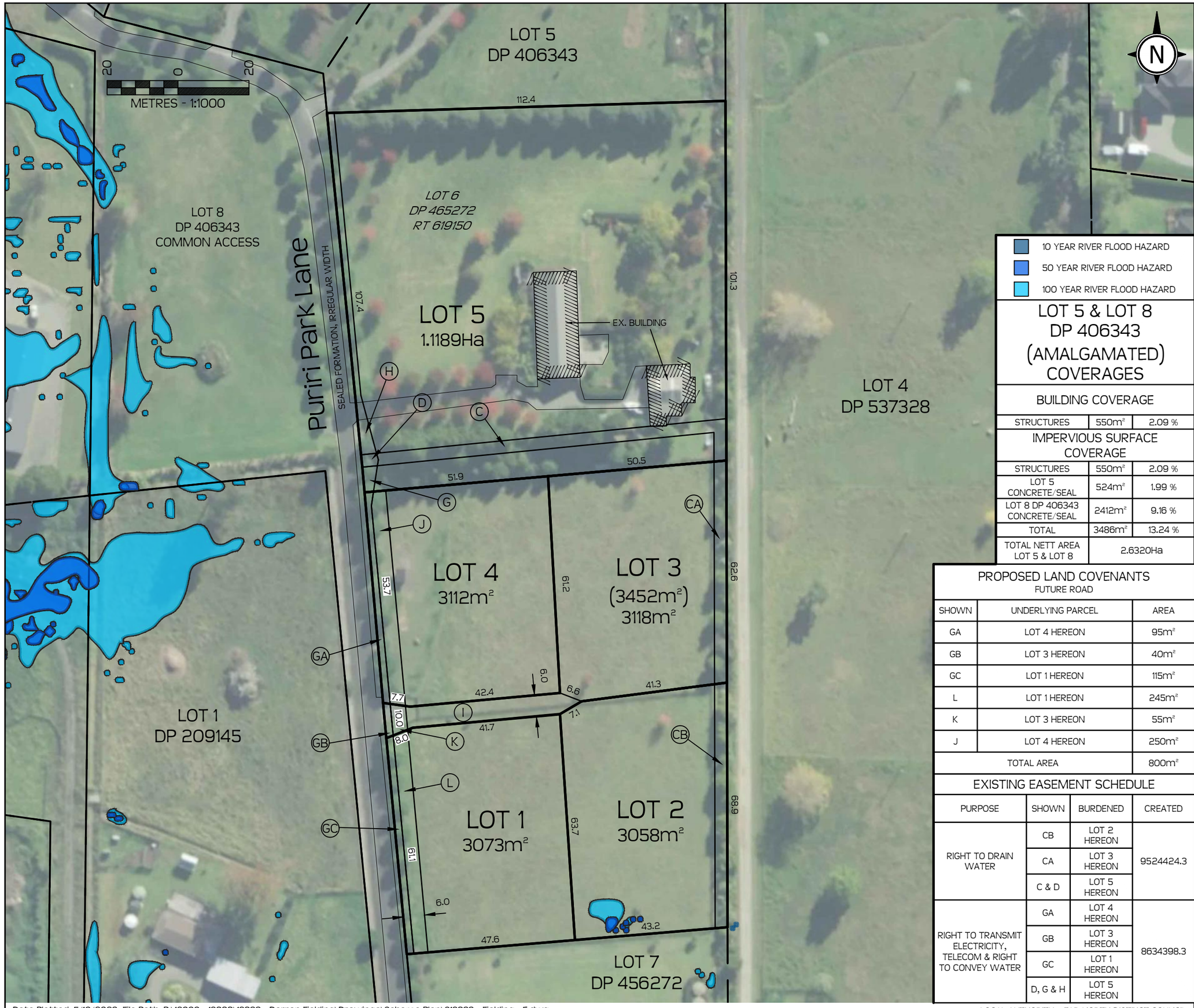
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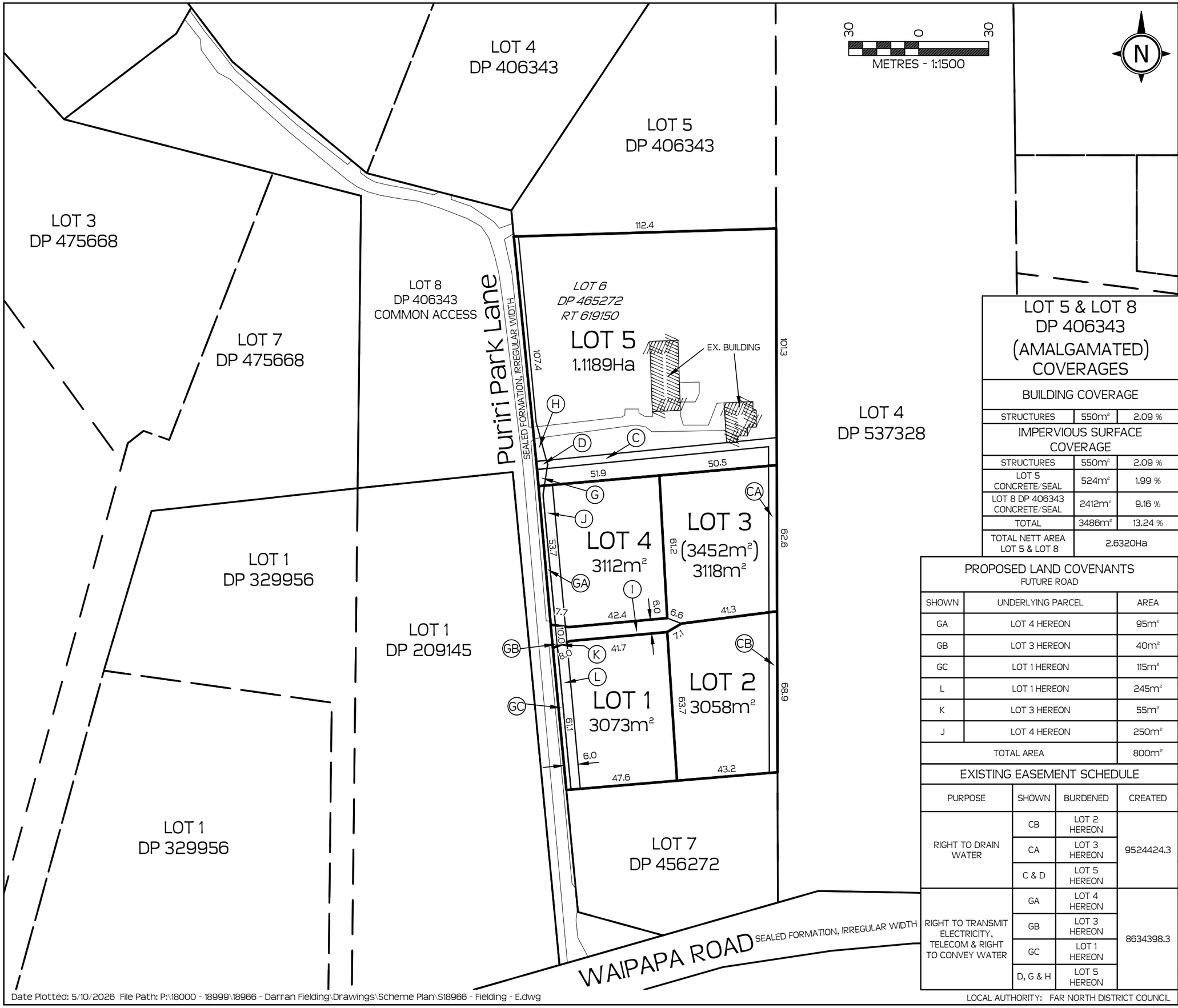
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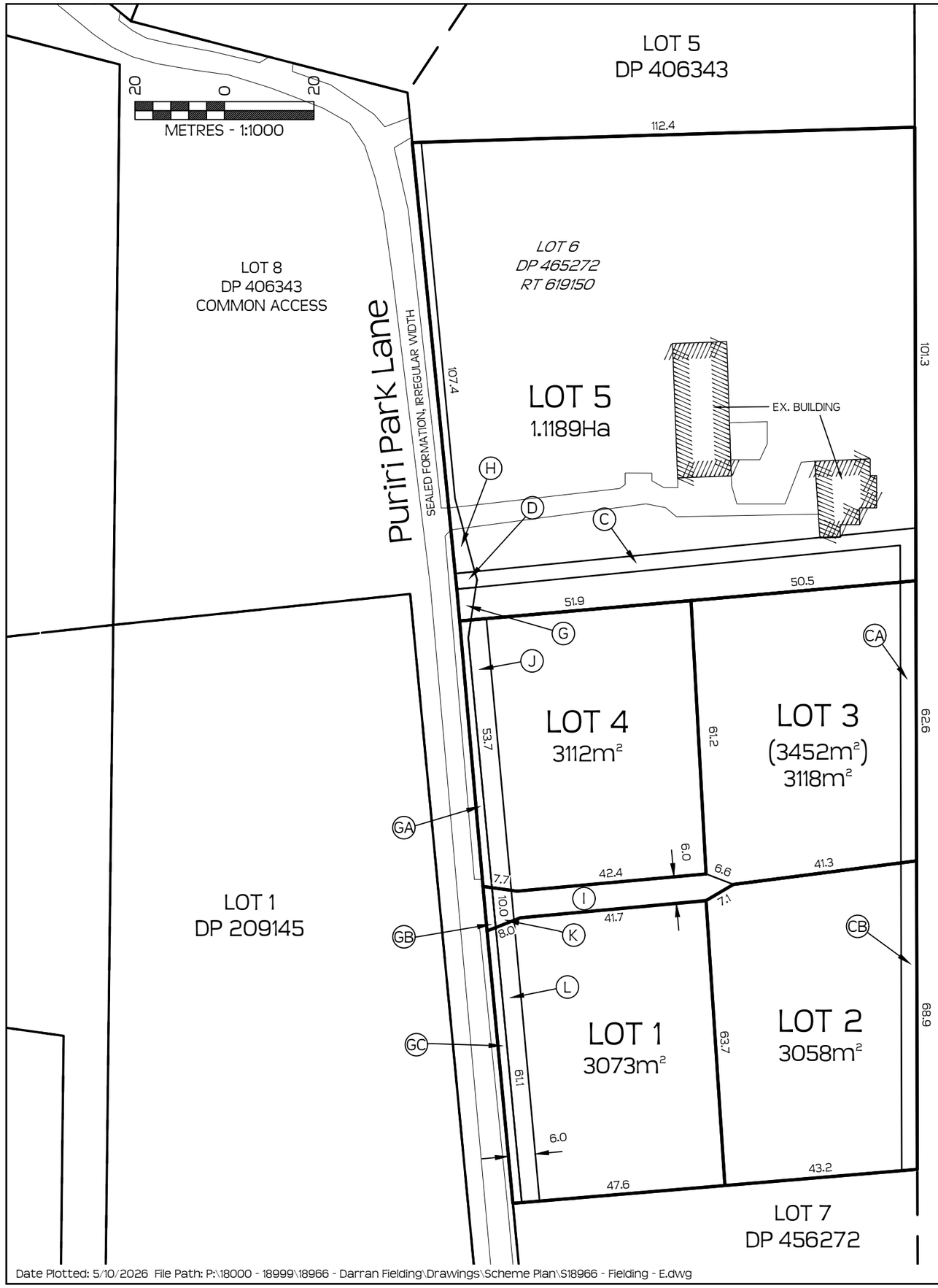
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LOT 4
DP 537328

N

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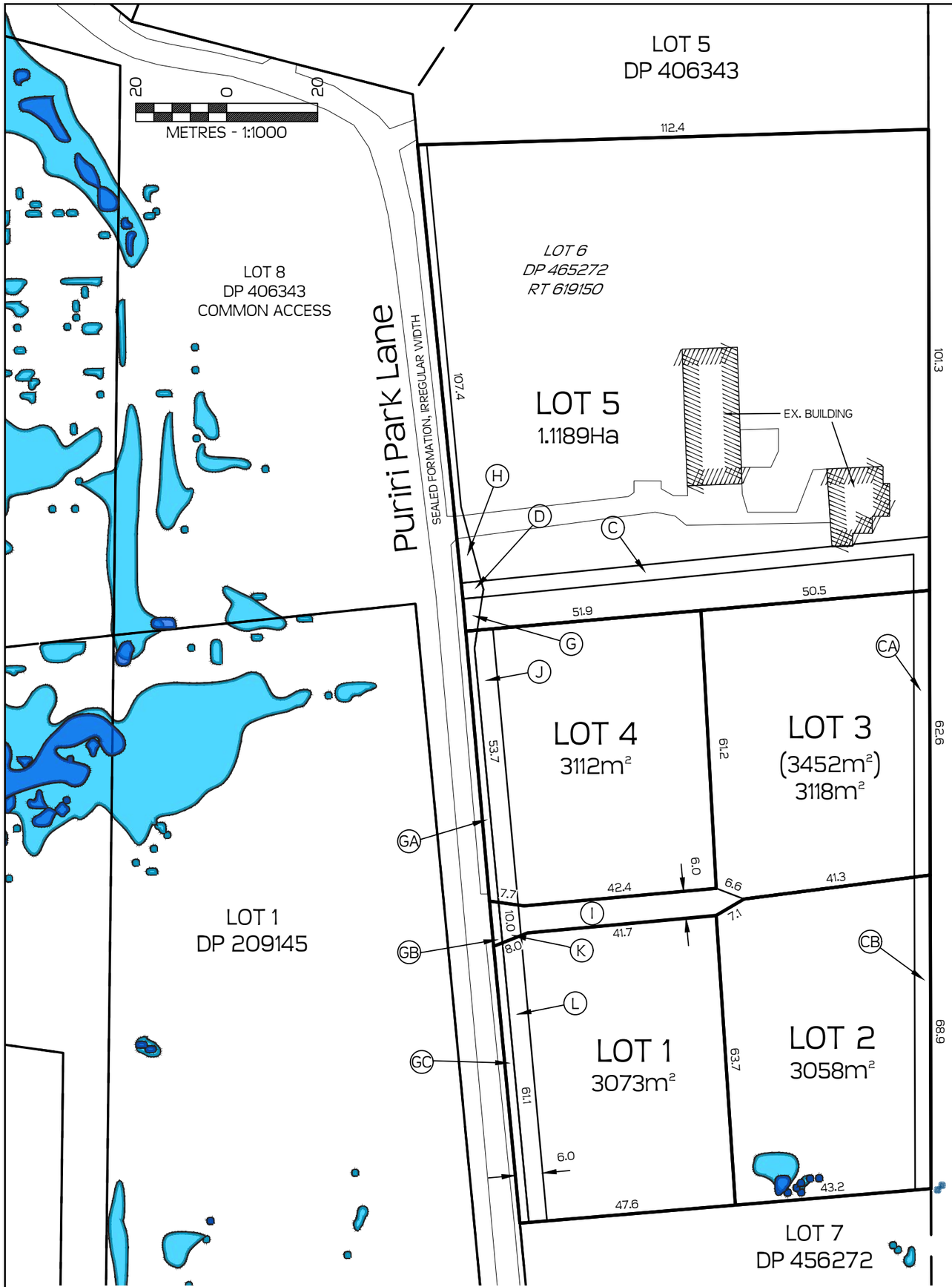
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Attachment 4 Updated Management Plan

MANAGEMENT PLAN

To be applied to Lots 1-9; a subdivision of Lot 2 DP 209145. Scheme Plan & Landscape Concept Plan attached as Appendices 1 & 2.

1.0 PURPOSE & OBJECTIVES

The purpose and objectives in managing this subdivision are:

- to ensure a well designed, sustainable settlement pattern on the application site that achieves the most efficient use of the site; while
- minimising the adverse effects on the environment; and
- meeting statutory requirements of the RMA and Regional and District Plans.

2.0 IMPLEMENTATION

Several pieces of information have contributed to the preparation of this application for subdivision by way of a Management Plan.

These include:

- a site visit and brief assessment from Dr Greg Blunden in terms of the existing bush covenant (carried out during a site visit to the adjoining property);
- Site Suitability Report prepared by Haigh Workman Consultants, dated 17 October 2005; and
- Landscape Concept drawings by Gardenstyle, dated January 2006.

2.1 Implementing bush protection & enhancement measures

- Retention of bush protection covenant area 'X' on the scheme plan. A Consent Notice will be placed on the new Title for Lot 2. This will be the responsibility of the consent holder. Thereafter the owner of Lot 2 will be required to abide by the Consent Notice. An existing Consent Notice simply prevents the cutting down, damaging or destruction of the indigenous vegetation within the covenant area. It is proposed to add ongoing pest control or removal/control of pest plants as requirements so as to further enhance the quality of the bush. A more detailed ecological management plan can be prepared to specify the appropriate level and type of pest animal and pest plant control/management. This can be provided as part of the final version of the Management Plan, to be approved at s.223 stage.

- Incorporation of an esplanade strip for public access alongside the Whiriwhiritoa Stream within covenant area 'X'. The consent holder to be responsible for preparing esplanade strip documents to the Council's satisfaction, prior to s.224(c). These will incorporate appropriate controls to ensure no adverse effects on the bush or on the stream.

2.2 Implementing water quality protection measures

- The bush protection outlined in 2.1 above will incorporate measures designed to protect water quality, e.g. retention of indigenous riparian vegetation, eradication of pest/noxious plants with potential for choking the waterway, careful location of walking access such that pedestrian access does not adversely affect the waterway.

- Imposition of an Esplanade Strip wherever Lots 1 & 2 border the Whiriwhiritoa Stream. The true alignment of the stream to be shown on the scheme plan. These requirements will be the responsibility of the consent holder, prior to Survey Plan approval. The preparation of the appropriate esplanade strip documents will also be the responsibility of the consent holder (at 224(c) stage). The ongoing requirement to implement an ecological management plan for the bush covenant area and stream edges will be the responsibility of the subsequent owners of Lots 1 & 2.

- Inclusion of a small tributary 'stream' within a shared common access & open space lot. This stream (less than 3m average width), flows over a basalt rock bed, and leads into the existing covenant area via a waterfall over an escarpment. It is proposed to fence off the stream and its borders, and to develop a passive 'reserve' open space area with landscaped plantings and grassed areas – refer to Landscape Concept Plan attached. This will assist in the protection of water quality and quantity. The implementation of the Landscape Concept Plan to be imposed as a condition of consent and be the responsibility of the consent holder to implement within a reasonable timeframe of obtaining consent. Its subsequent maintenance will be the responsibility of all lot owners (as owning shares in Lot 9).

- Requirement for aerobic (or similar secondary) treatment of effluent for all lots. To be achieved by conditions of consent requiring Consent Notices to be prepared at s.224 stage. This will be the responsibility of the consent holder and then the subsequent owners of all lots.

2.3 Implementation of visual amenity / landscape mitigation measures

- Imposition of a private land covenant (on all Titles) ensuring a high and consistent standard of housing. To be prepared prior to Titles being issued, but not as part of resource consent conditions. This will be the responsibility of the consent holder and thereafter all lot owners.

- Preparation and implementation of a landscape concept and planting plan to apply to the overall site. This will form part of the final Management Plan to be prepared at s.223 stage. This plan will focus on the property entrance, the main access road, and open space areas within Lot 9. In particular it is proposed to create a passive reserve / open space at the northwestern end of Lot 9, fenced off and planted; and to create a recreational facility (with playground, tennis court and open space) in the area to the west of the access road. It will also provide a guide for landscaping internal to each site. There will be a requirement to implement the landscaping and planting plan within the first growing season from the date of the consent and this will be the responsibility of the consent holder. It is also intended to require each lot owner to provide a detailed landscape plan to Council for approval, when

applying for a building consent (using the overall concept as a guide). Where landscaping is on private lots it will the responsibility of the lot owners to implement and maintain the landscaping. Where landscaping is within the shared access/open space lot, the responsibility for maintaining this landscaping will be a shared responsibility between lot owners.

2.4 Implementing the Site Suitability Report mitigation measures

- Identification (on the survey plan) of the overland flowpath for a 1% AEP rainfall event. This will be the responsibility of the consent holder.

- Establishment of minimum floor levels for dwellings on Lots 6 & 7, to be imposed as consent notice conditions. This will be the responsibility of the consent holder. Ensuring that dwellings on Lots 6 & 7 have a floor level at least 0.5m above the 1% AEP water level of a rainfall event will the responsibility of the lot owners. It is noted, however, that this is a requirement of the building act in any event.

- Consent Notice requiring building foundations to be specifically designed by a registered professional engineer, to apply to Lots 3-8. It will be responsibility of the consent holder to ensure the Consent Notice is placed on the Titles, and thereafter the responsibility of owners of Lots 3-8 to comply.

- Sealing the internal access to mitigate dust nuisance. The construction of the access will be the responsibility of the consent holder, to be completed prior to s.224(c). The ongoing maintenance of the shared access will be the responsibility of all lot owners to be ensured by way of an appropriate legal document, such document to be prepared for the approval of Council prior to s.224(c) being issued.

2.5 Provision of Services

- Meeting requirements of Top Energy and Telecom. It will be the responsibility of the consent holder to ensure these services are provided to each lot boundary. The provision of these services from the lot boundary to any dwelling will be the responsibility of the individual lot owners at building consent stage.

2.6 Completion of the Management Plan

The final version of the Management Plan, to the satisfaction of the Resource Consents Manager, will be required at s.223 stage.

3.0 TIMETABLE

The period of consent is 5 years. There is no staging of the scheme plan envisaged. The applicant intends completion of the survey plan and mitigation measures in one stage as soon as possible. Some mitigation measures are more appropriately required at survey plan (s.223) stage, whereas others should be required at completion certificate (s.224) stage. Ongoing mitigation will be achieved through the identification of covenant areas on the survey plan and appropriate consent notices and legal agreements.

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S & B TRADING TRUST
Waipapa Road
Kerikeri

Report on Suitability of Site for Subdivision.

1 Introduction

It is proposed to subdivide Lot 2 of DP 209145 to create 8 rural lifestyle lots and a balance access Lot to be owned by the users.

This report investigates the suitability of the site for subdivision as proposed, with particular reference to land stability, flooding, land drainage, stormwater disposal, sewerage disposal, access and earthworks.

2 Description of Site

The site is L-shaped with a total area of 10.17 hectares with a frontage of approximately 72 metres at Waipapa Road. The bulk of the land is very gently sloping, with the southern portion draining to a node at the internal corner, from where the flow runs to a waterfall into a steep sloping gully area of covenanted bush.

Two further drains flow westward near the northern boundary, to where the topography changes abruptly at an escarpment of volcanic lava. There, the land drops away more steeply to a lower plateau along the fringes of the Whiriwhiritoa Stream.

The underlying geology is of basalt over the more ancient greywacke, in some places overlain with the more recent alluvial deposit.

The bulk of the site is in grazed pasture, except for the covenanted bush gully and the fringes of the stream.

3 Land Stability & Potential for Flooding

The bulk of the land is very flat and therefore not prone to land movement. Much of the north-south aligned portion of the site has an overlay of alluvial deposit from ancient flooding from the Kerikeri River. Toward the northern end, volcanic boulders protrude through the alluvial material, becoming more prominent along the line of the escarpment. The escarpment itself is strong and not prone to slumping, except immediately adjacent to the covenanted bush-clad gully.

We are aware that in historic times the Kerikeri River has risen to flood across Waipapa Road and through this site. The current formation of the road however is raised 600 – 800mm above natural ground level through the lowest point of the terrain, such that the likelihood of flooding across the road is now negligible.

Waipapa road slopes very gently down from west to east, so if the road ever over-topped, it would now be further east.

We believe that during the 1981 flood, flood water crossed Waipapa Road 400 to 500 metres further to the west from the Whiriwhiritoa Stream and a little further east across the site of the Culinary Institute.

We have endeavoured to mark on the plan what we believe is the most likely flow path of that historic flooding.

Building sites have been identified on higher ground that is safe from flooding. The establishment of minimum floor levels would be appropriate on Lots 5 and 6 to protect houses from potential flood flows of extreme rarity that may take an unpredictable course, because of the raised roadway.

4 Land Drainage

The route of the internal roadway has been selected to follow the drainage corridor, for existing and future open drains and overland flow paths to the existing natural water course running across the exposed sheet basalt rock to the waterfall.

Each of the sites on the flat land can discharge stormwater to those open drains. Lot 3 and 4 are able to drain also to the existing secondary drains in Lots 3+4 toward the northern boundary.

5 House Sites

House sites have been identified on all of the lots where they can be constructed on generally strong stable ground at a level safe from flooding. The establishment of minimum floor levels would be appropriate on Lots 5 and 6 to protect houses from potential flood flows of extreme rarity that may take an unpredictable course, because of the raised roadway.

On the flat ground, the upper soil layer may be softer than elsewhere, so house foundations will require specific design, perhaps to penetrate to the firm ground a little deeper beneath.

6 On-Site Effluent Disposal

While the soil is of a suitable type and is "drainable", winter ground water table may rise during prolonged wet weather to within 1 metre of the soil surface. This could potentially affect all of the lots on other than those below the escarpment to the north-west.

We therefore recommend for all of those lots, that it will be appropriate to use secondary treatment to enable disposal to be by trickle irrigation dispersed widely about the sites, achieving the required 600 mm separation to winter ground water table.

For lots 1, 2 and the northern parts of lots 3+4 ground water table is expected to be greater than 1.8 metres below ground surface at all times so, depending on the positions chosen for houses on those lots, effluent may be able to be disposed of by long shallow soakage trenches complying with the requirements of the Northland Regional Water & Soil Plan.

7 Access

We have shown the access entering the site at the western end of its frontage where it gains full benefit from the recent road widening on Waipapa Road. No further widening is required there to comply with Council safe entrance requirements.

For the internal road, we have assumed a 5.5 metre width scaled carriageway, as far as Lot 3. The open drain running along the higher side of the roadway will constitute the overland flow path for drainage of stormwater from storms of rarity of greater than 10 years.

Near the end of the jointly owned Lot 8 and ROW J, ~~a branch access serving Lots 3, 4 and possibly Lot 5 splits off to the north~~, with ROW J continuing to Lots 1 and 2. These portions of the access would be formed to at least 3 metre metalled width with appropriate drainage.

The access down the escarpment to Lots 1 and 2 will follow the existing formed farm track, which requires only minor earthworks to tidy it up and provide reliable drainage.

Earthworks for the whole length of the access would be quite minor requiring only trimming off the topsoil layer and overlaying with appropriate roading aggregate up to design levels.

We do not expect any material to have to be removed from the site.

8 Conclusions

The site is suitable for subdividing as proposed.

The land is all stable, except immediately adjacent to a portion of the covenanted bush area in the steep sided gully.

House sites have been identified, influencing lot lay-out, safe from flooding.

Land drainage is attainable using the lay-out of drains as shown.

On-site effluent disposal is sustainable on all of the lots complying with the permitted activity requirements of the Northland Regional Water & Soil Plan.

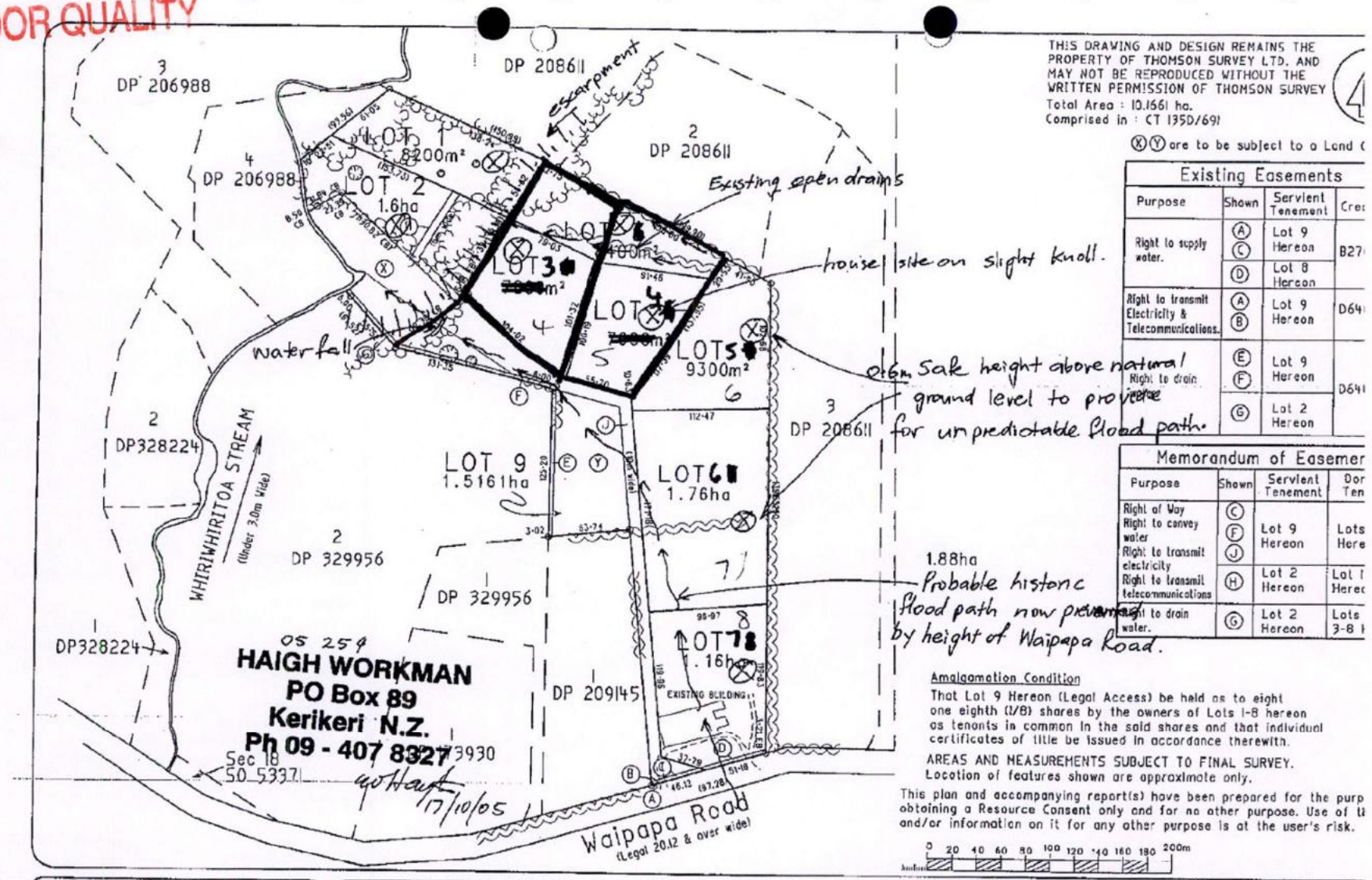
The entrance to the site is at a point where Waipapa Road has been widened, so compliance with Far North District Council entrance requirements will not be difficult.

The road formation is at a relatively flat grade and easily constructed with minimum earthworks.

[redacted]

W O Haigh

POOR QUALITY



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Total Area : 10.1661 ha.
Comprised in : CT 135D/691

ⓍⓎ are to be subject to a Land C

Existing Easements

Purpose	Shown	Servient Tenement	Cre
Right to supply water.	Ⓐ Ⓒ	Lot 9 Hereon	B27
	Ⓓ	Lot 8 Hereon	
Right to transmit Electricity & Telecommunications.	Ⓐ Ⓑ	Lot 9 Hereon	D64
Right to drain	Ⓔ Ⓕ	Lot 9 Hereon	D64
	Ⓖ	Lot 2 Hereon	

Memorandum of Easemer

Purpose	Shown	Servient Tenement	Dor Ten
Right of Way Right to convey water Right to transmit electricity Right to transmit telecommunications	Ⓒ Ⓕ Ⓙ	Lot 9 Hereon	Lots Here
	Ⓗ	Lot 2 Hereon	Lot Here
Right to drain water.	Ⓖ	Lot 2 Hereon	Lots 3-8

Amalgamation Condition

That Lot 9 Hereon (Legal Access) be held as to eight one eighth (1/8) shares by the owners of Lots 1-8 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY.
Location of features shown are approximate only.

This plan and accompanying report(s) have been prepared for the purp obtaining a Resource Consent only and for no other purpose. Use of t and/or information on it for any other purpose is at the user's risk.

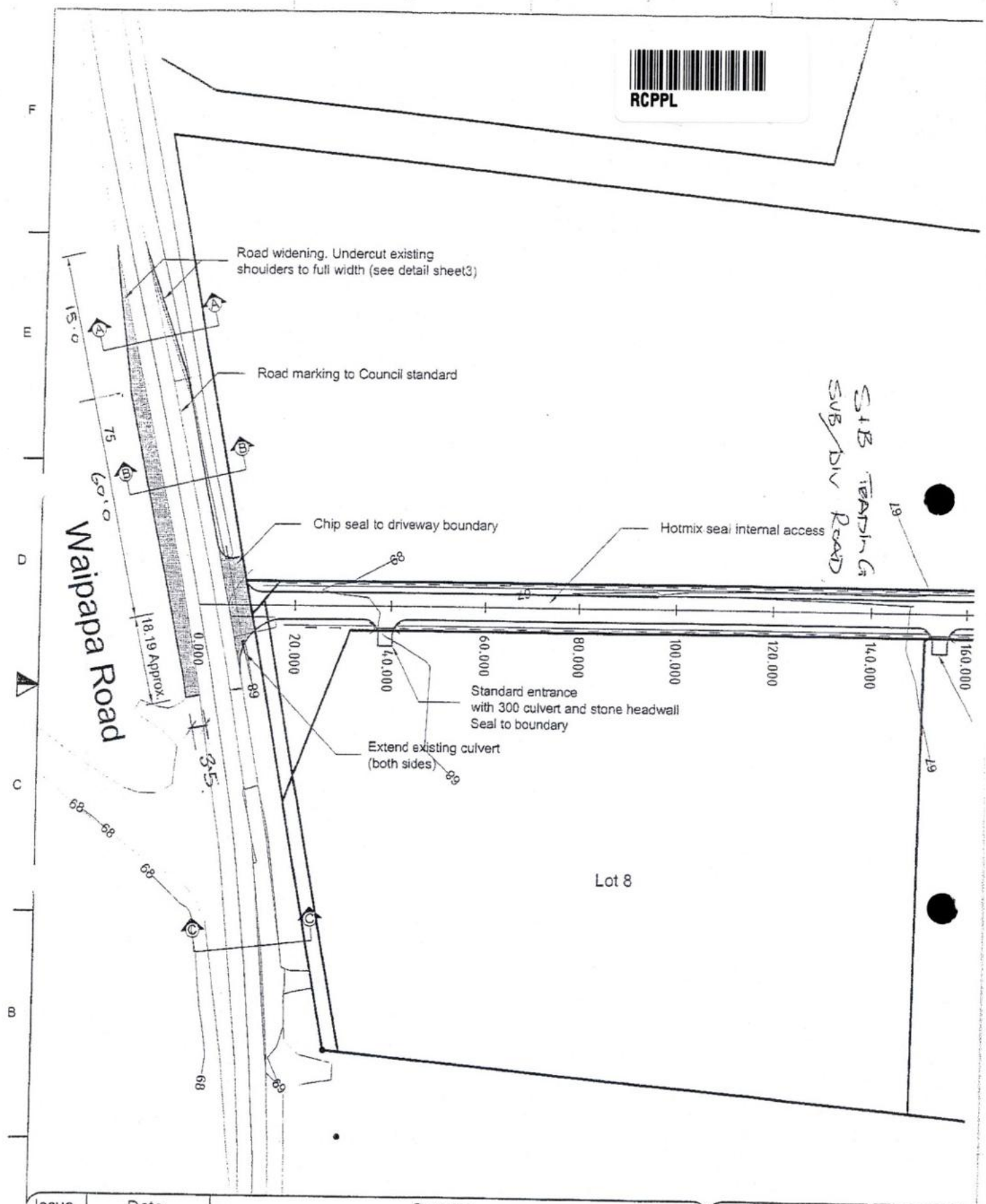
0 20 40 60 80 100 120 140 160 180 200m

THOMSON SURVEY
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 2 DP 209145

For S & B Trading Trust

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Design			SHEET SIZE A2
Drawn	RAH	17/08/05	
Approved			
Rev.	RAH	13/09/05	



Issue	Date	Revision

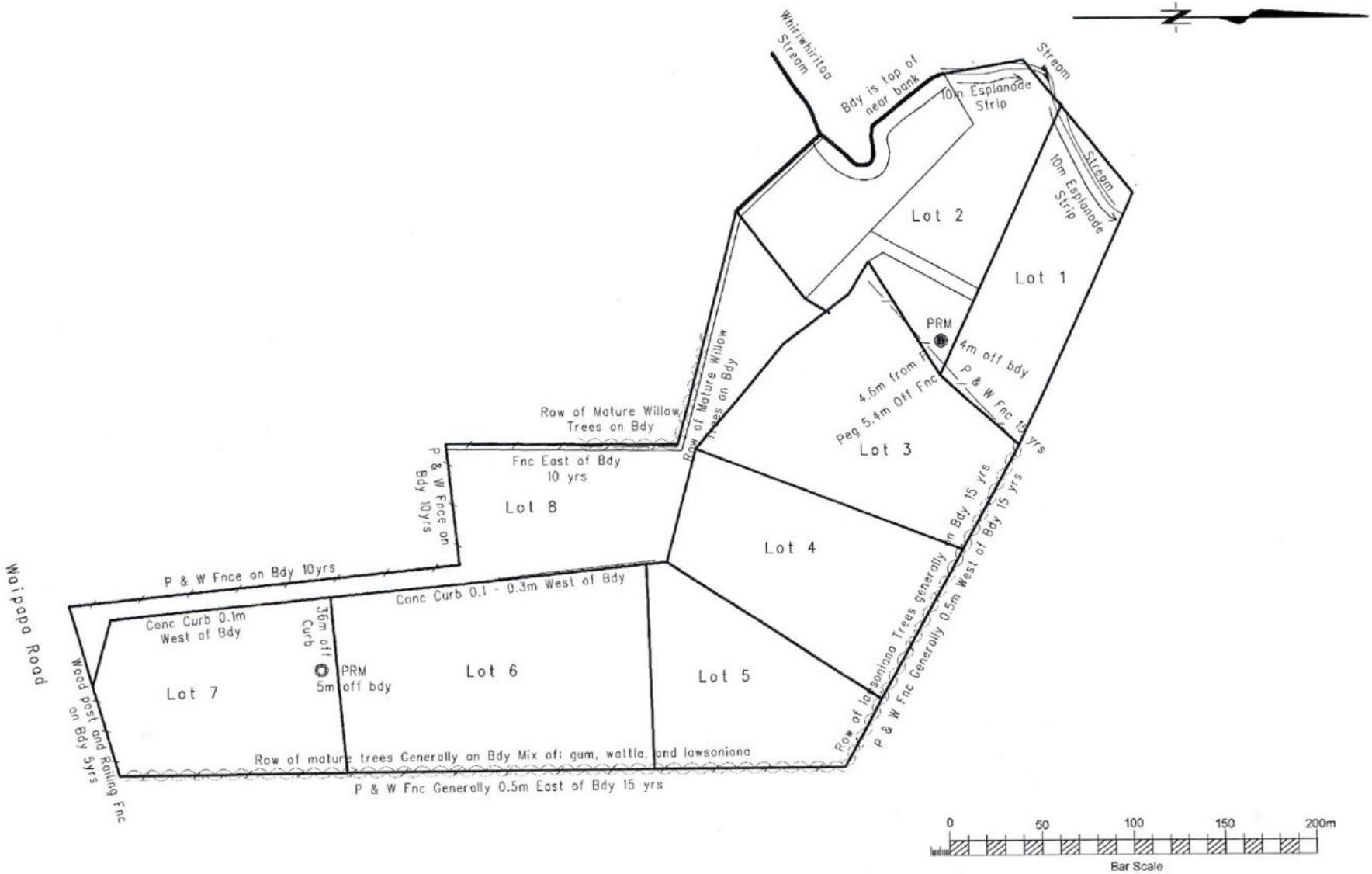
DWG Road Plan

DWG No. | Sheet No.

Drawn PC | Check

File Name Z:\07 Jobs\07

Occupation Diagram



THOMSON SURVEY LIMITED
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P.O. Box 372 Kerikeri
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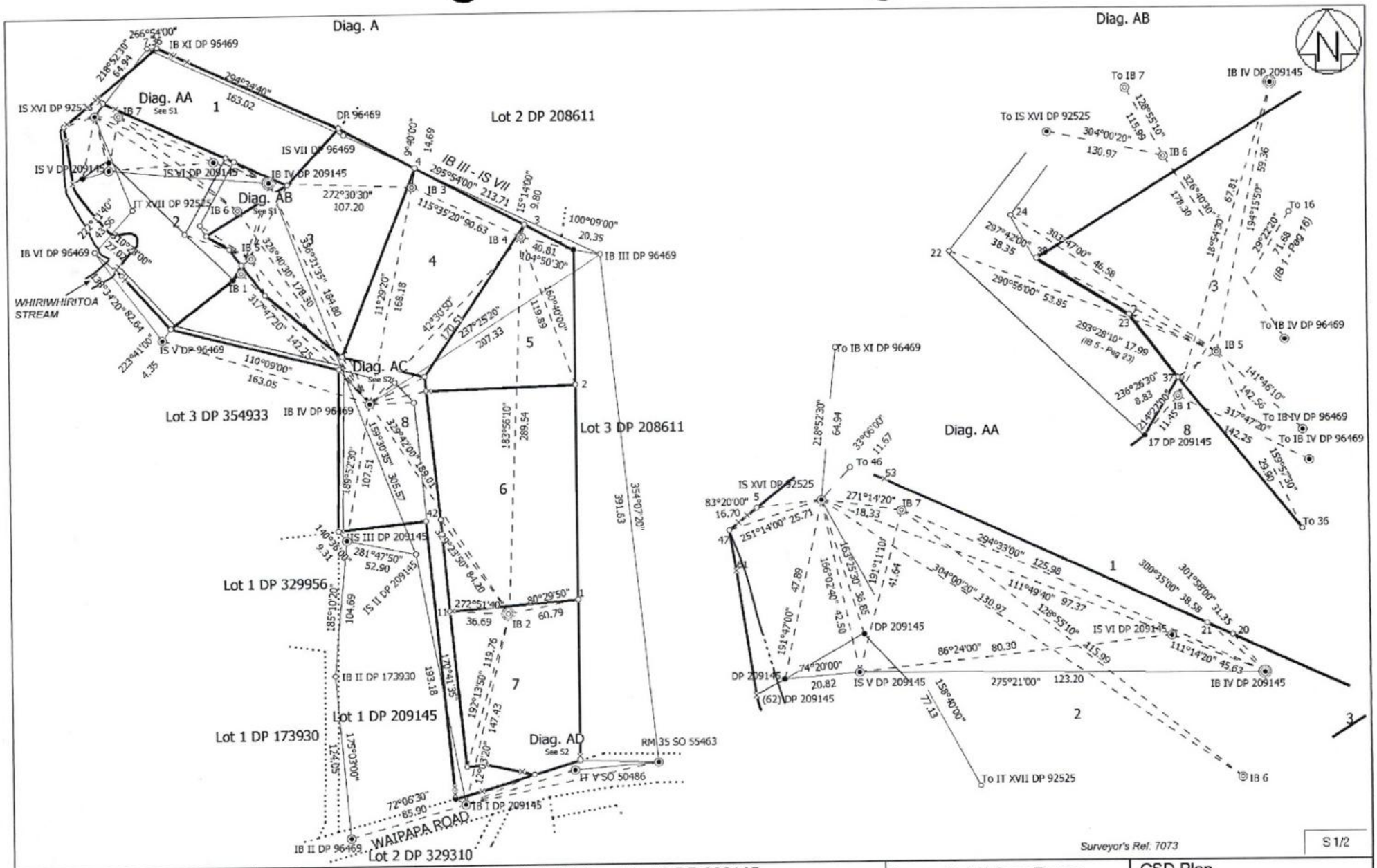
Occupation on DP 406343

	Name	Date
Survey		
Design		
Drawn	SL	16-09-08
Approved		
Rev		

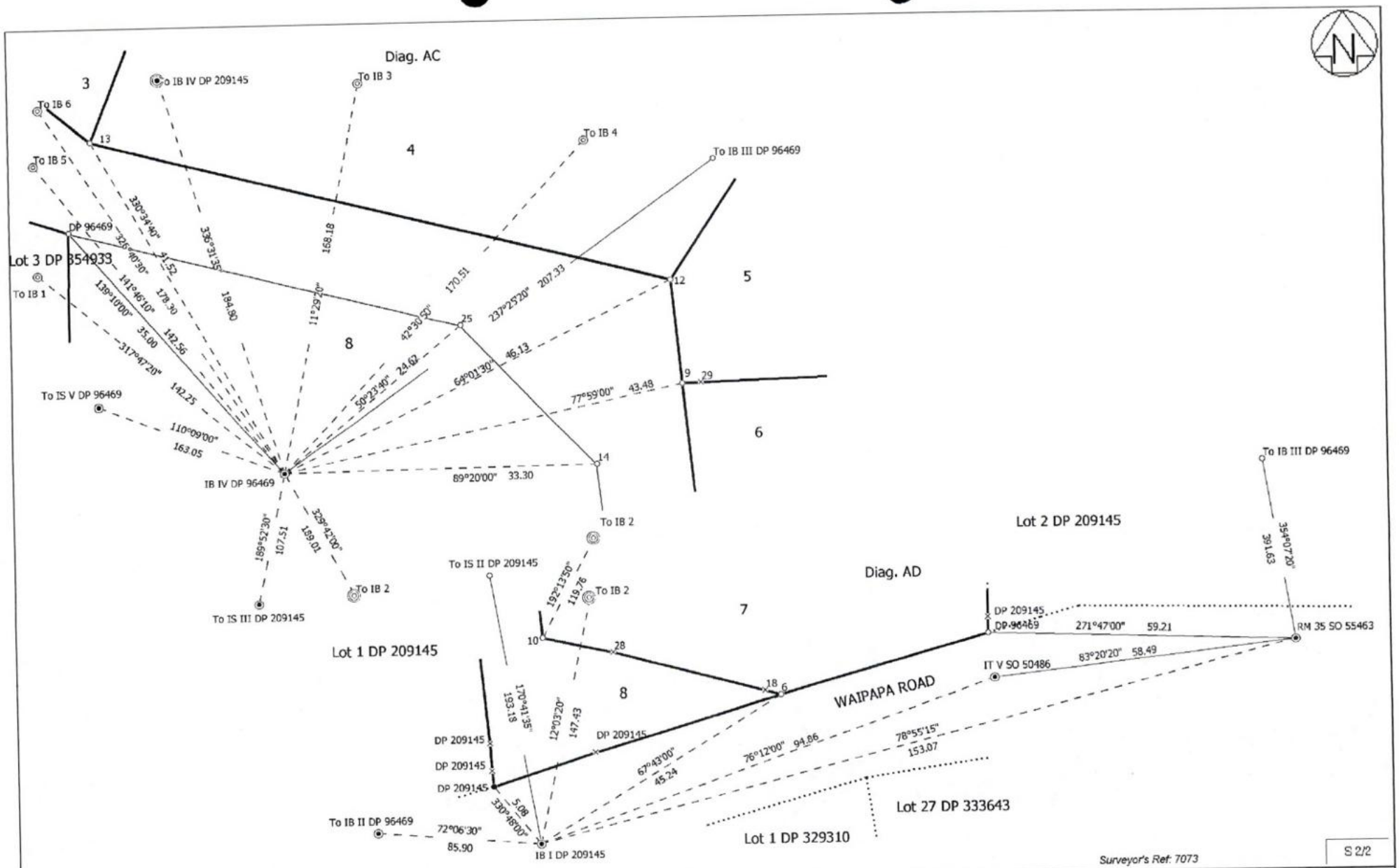
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ORIGINAL
SCALE 1:2000
SHEET SIZE A3

Surveyors Ref. No: 7073
Series
Sheet of



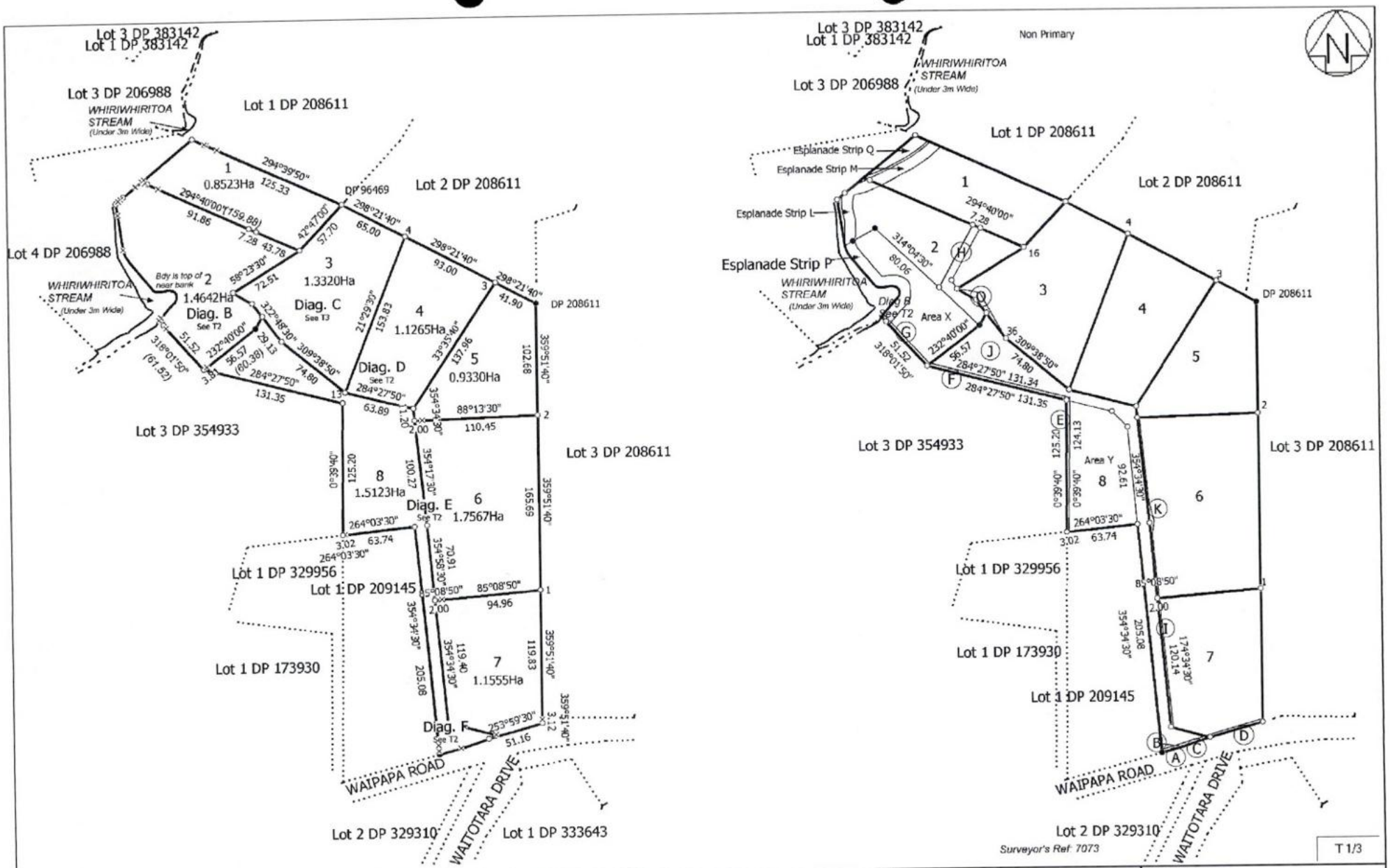
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 11 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT



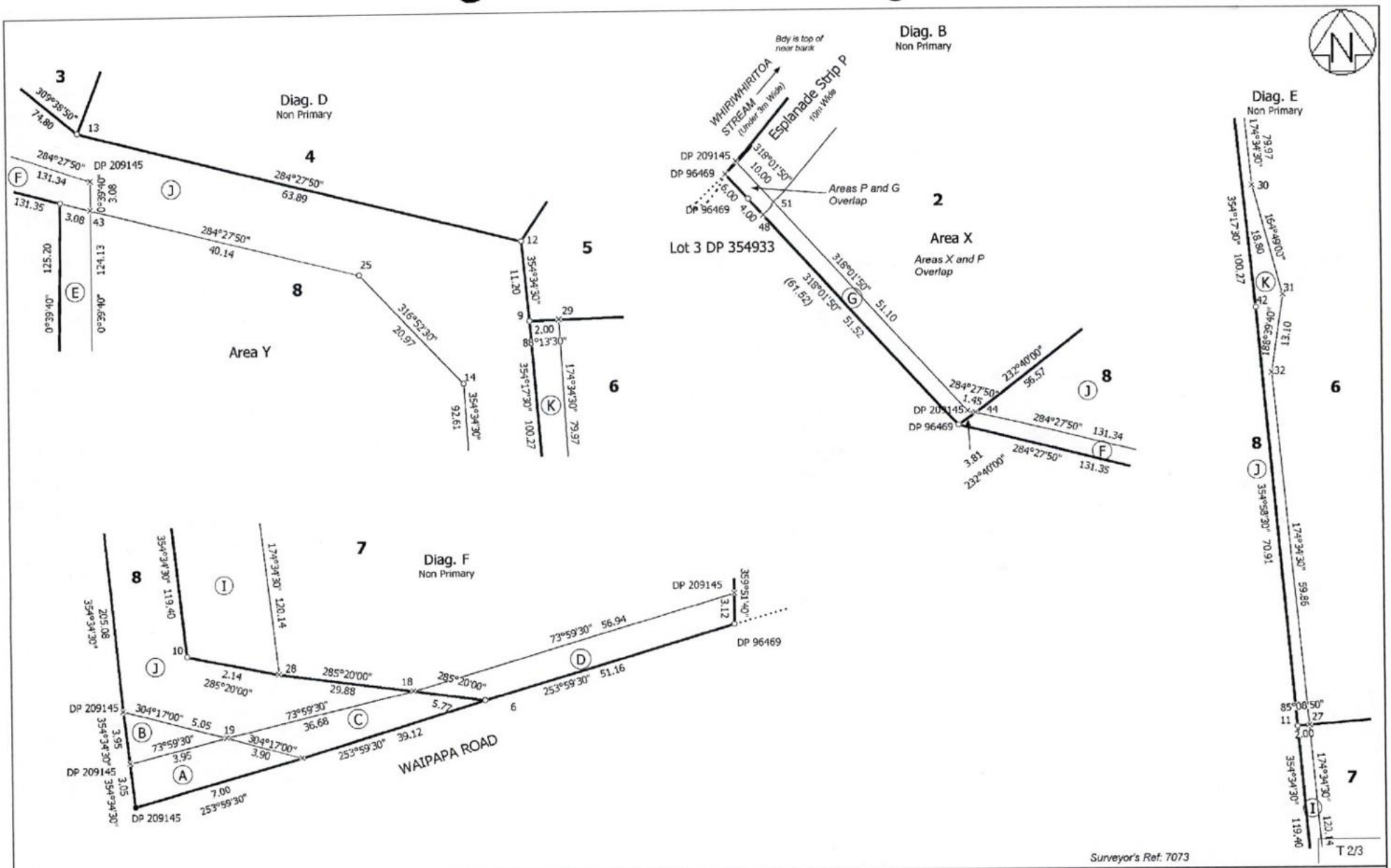
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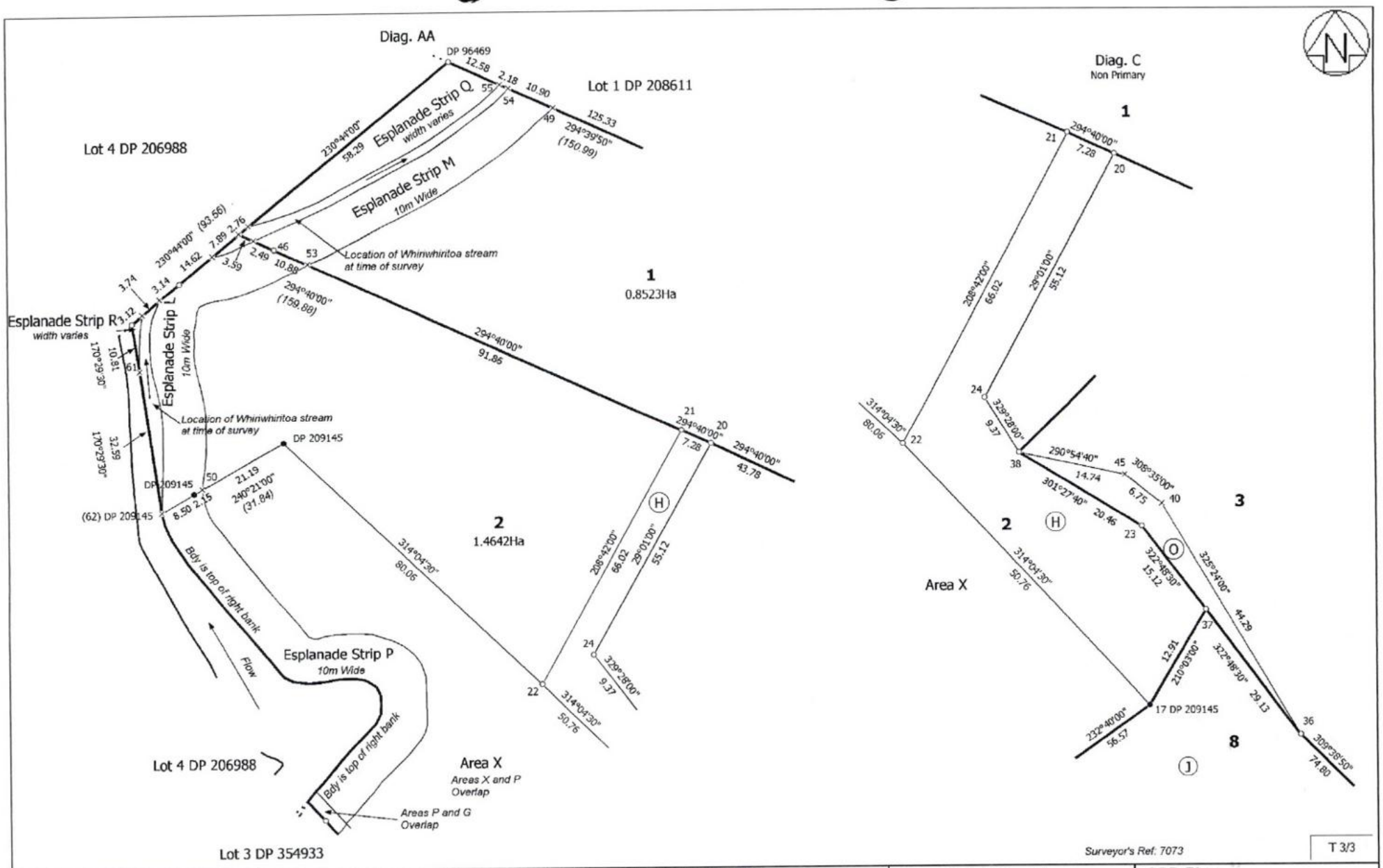
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 13 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT

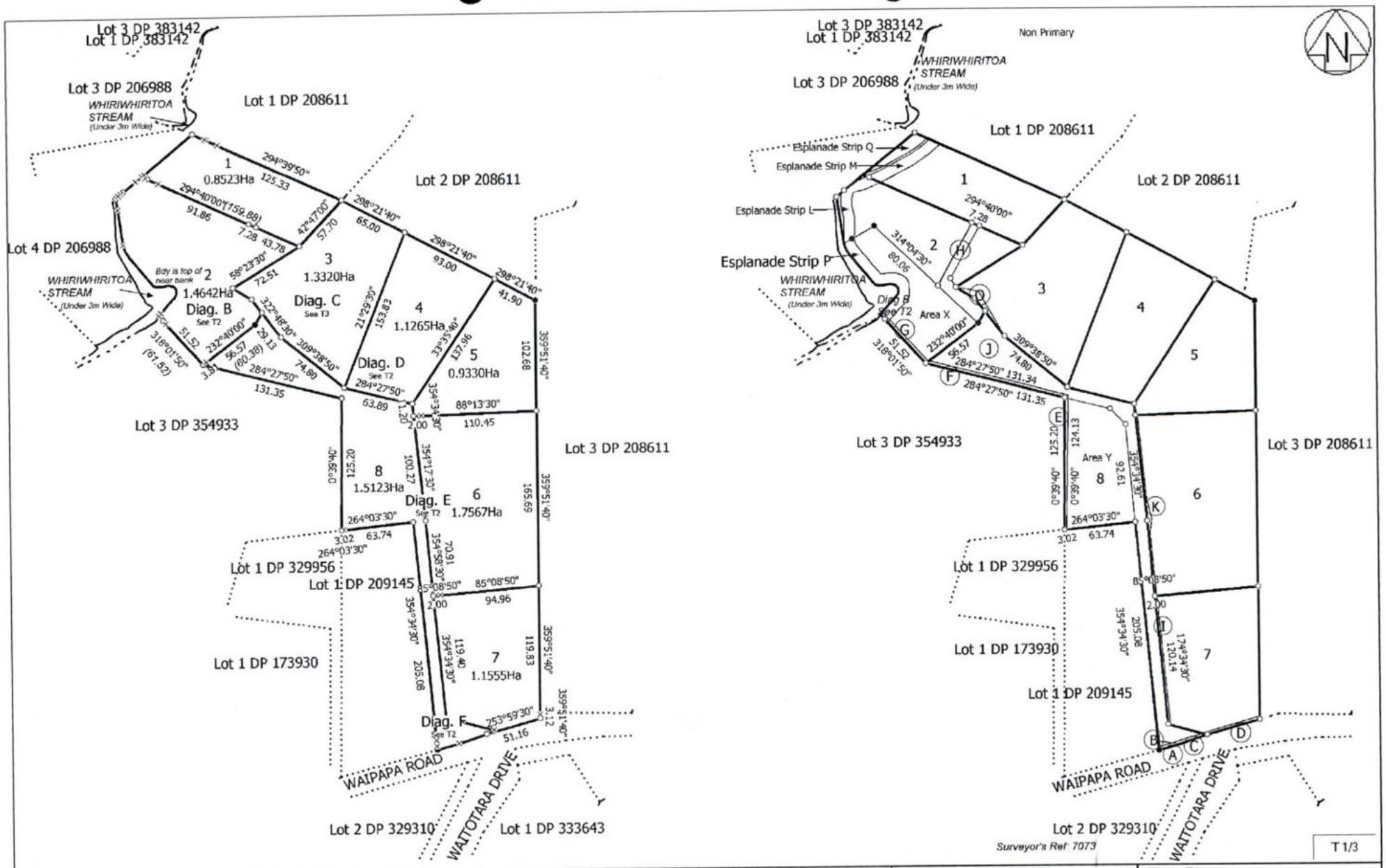


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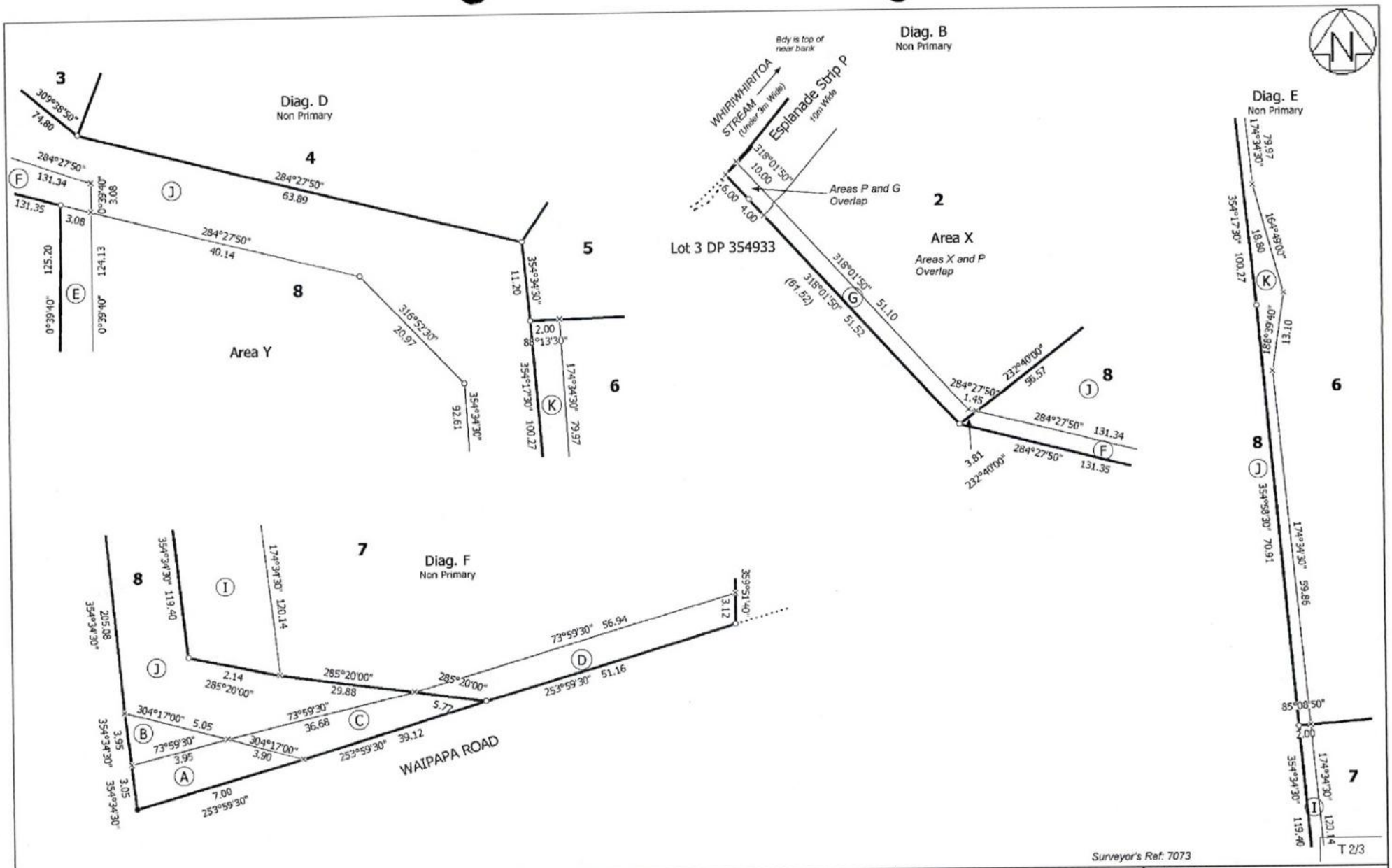
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Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 14 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT


Diag. AA
DP 96469
Lot 1 DP 208611
Lot 4 DP 206988
Esplanade Strip Q
width varies
Esplanade Strip M
10m Wide
Location of Whinwhintoa stream at time of survey
Esplanade Strip R
width varies
Esplanade Strip L
10m Wide
Location of Whinwhintoa stream at time of survey
DP 209145
1
0.8523Ha
2
1.4642Ha
Esplanade Strip P
10m Wide
Bdy is top of right bank
Flow
Bdy is top of right bank
Lot 4 DP 206988
Area X
Areas X and P Overlap
Areas P and G Overlap
Lot 3 DP 354933
Diag. C
Non Primary
1
2
3
8
Area X
17 DP 209145
Surveyor's Ref: 7073
T 3/3
Land District: North Auckland
Digitally Generated Plan
Generated on: 09/11/2010 2:55pm Page 15 of 15
Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Survey Date: 13/05/2008
CSD Plan
LT 406343
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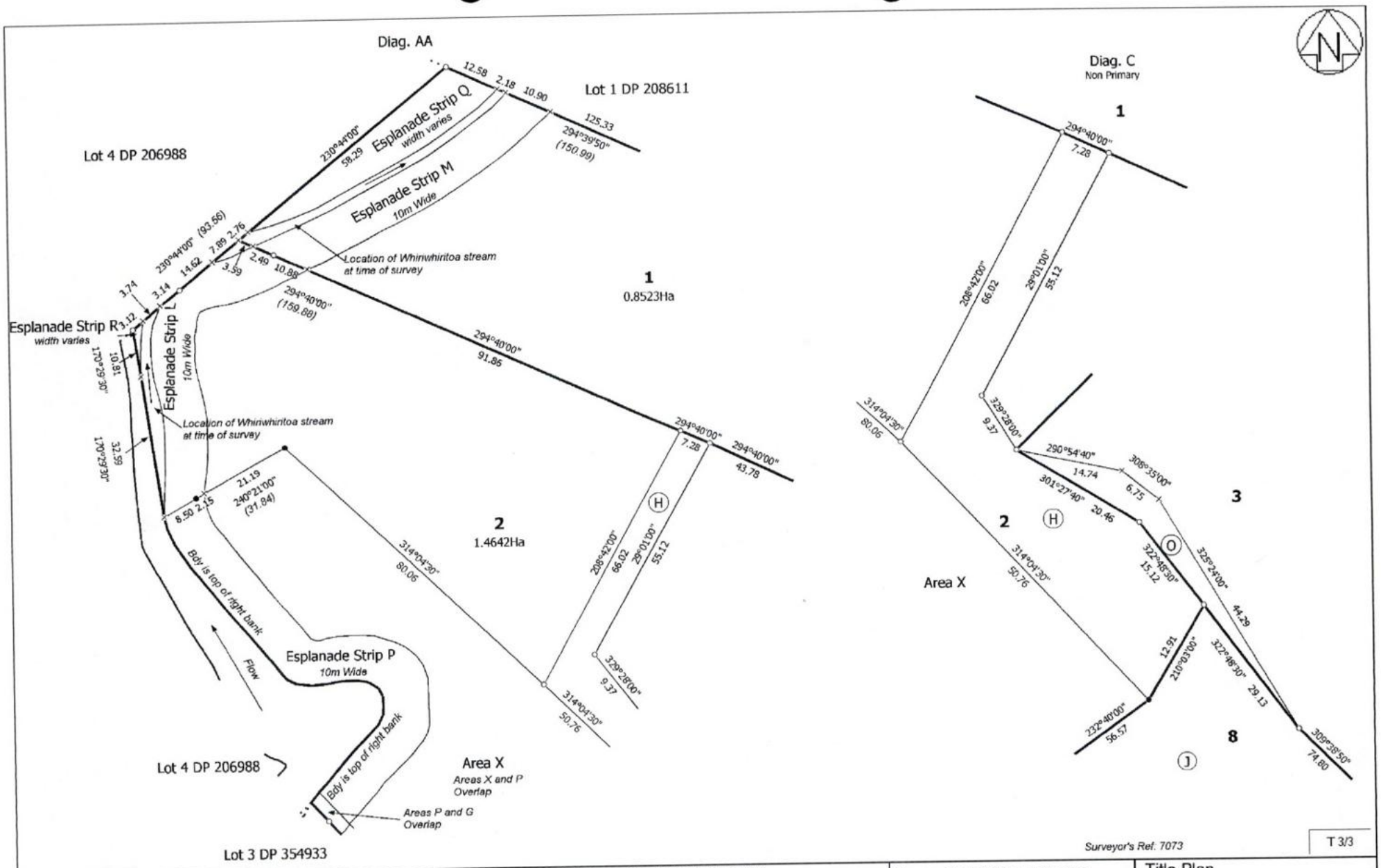
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



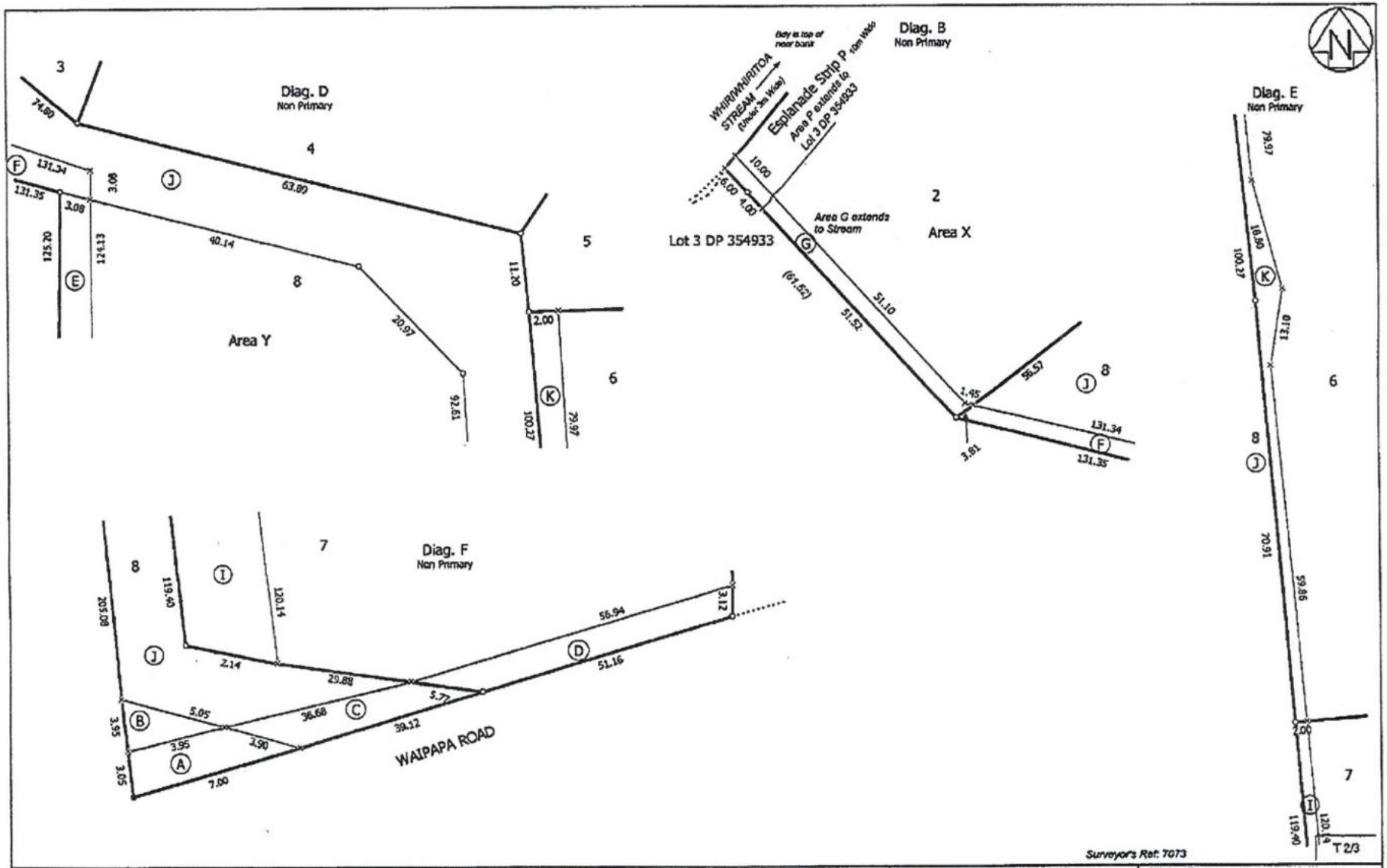
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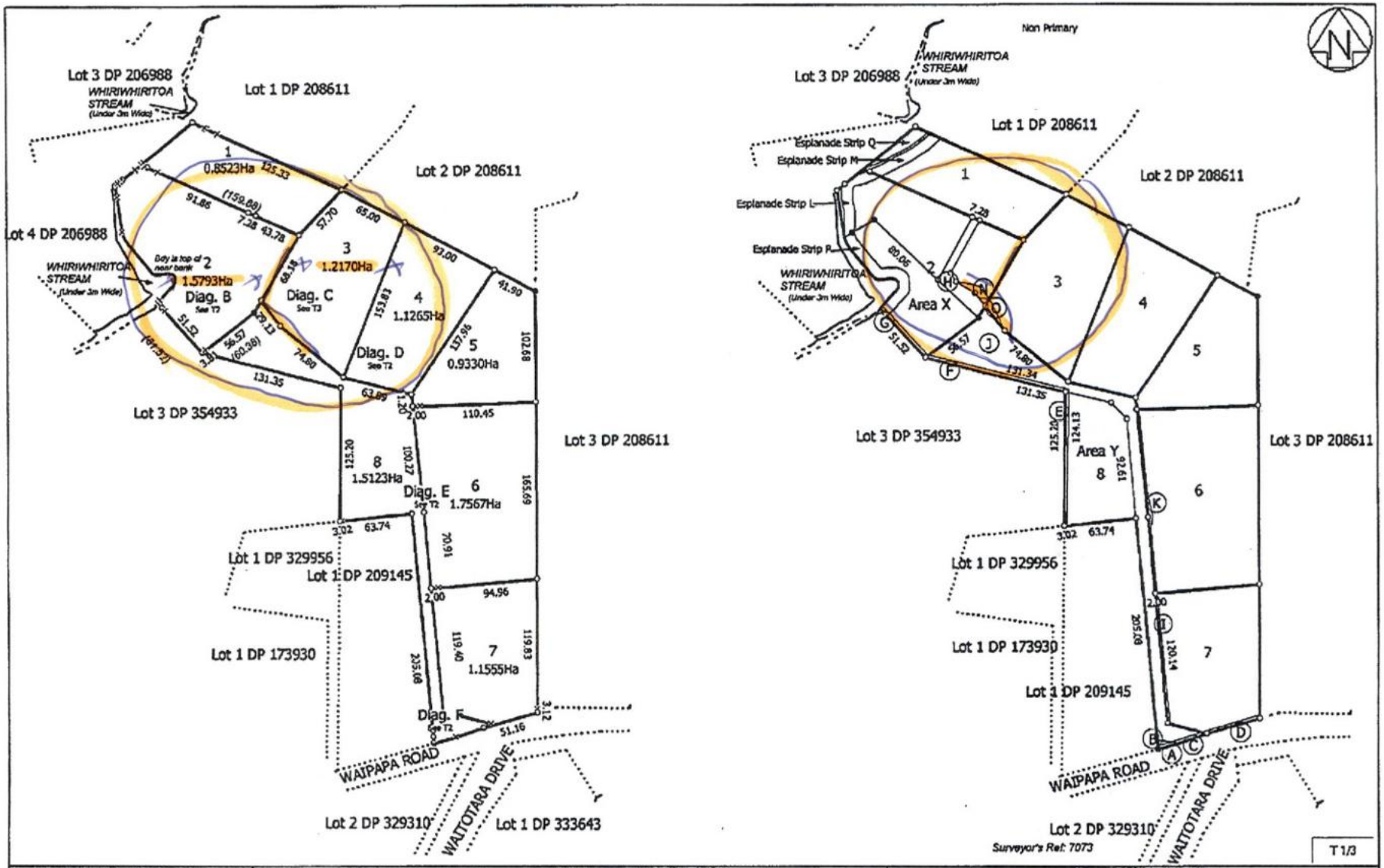
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 6 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



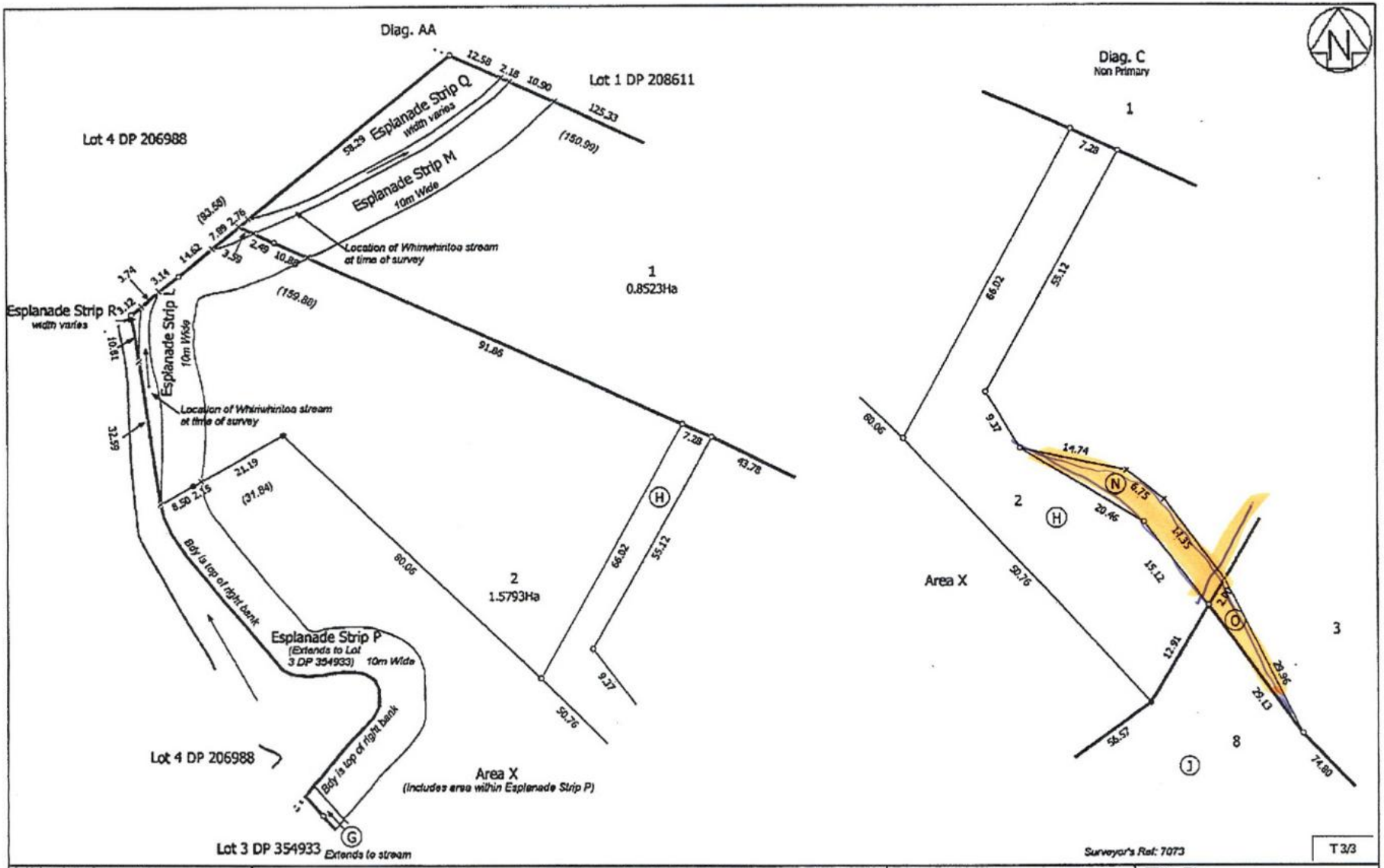
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 7 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 6 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



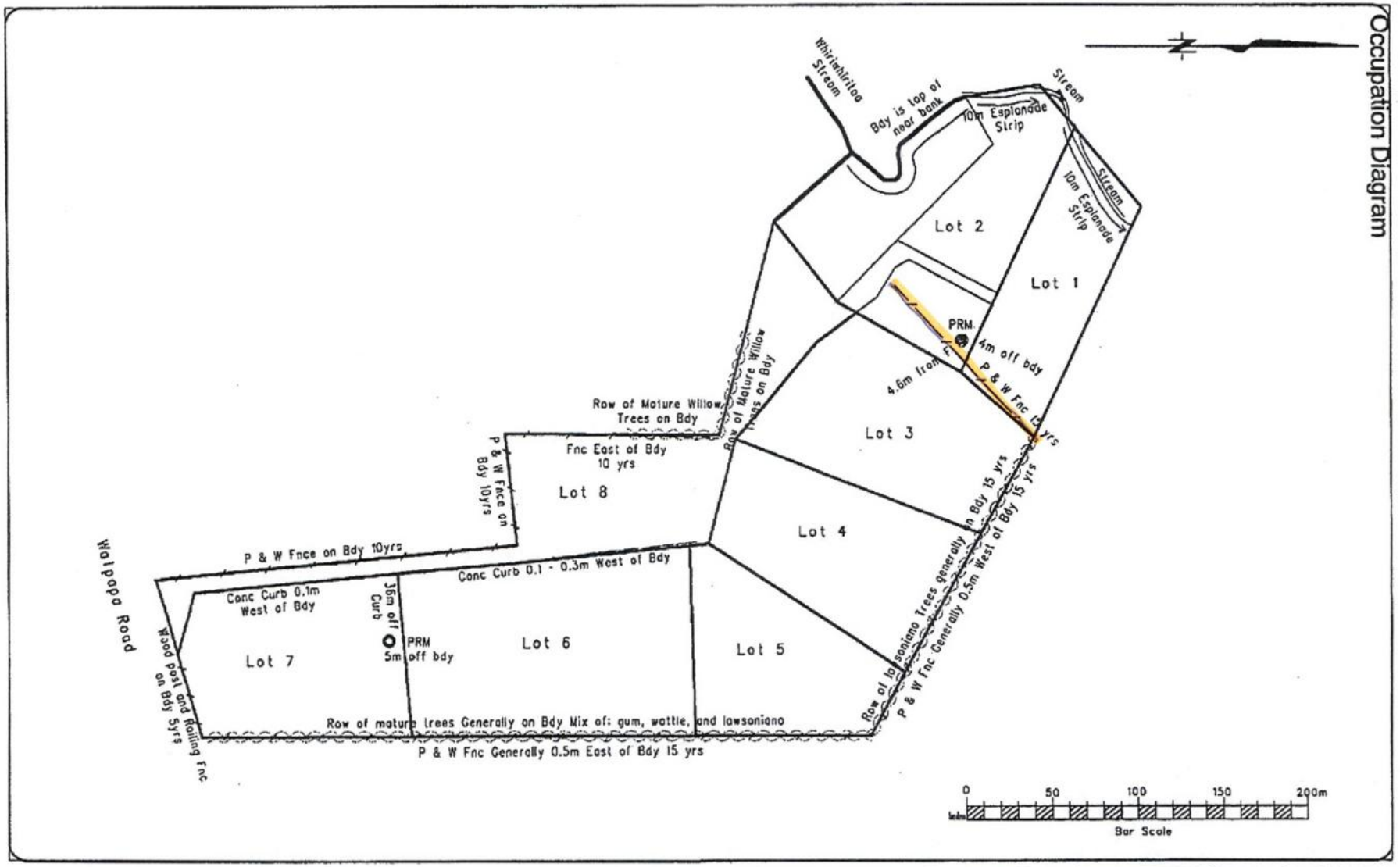
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT


Diag. AA
Lot 4 DP 206988
Lot 1 DP 208611
Esplanade Strip Q
Width varies
Esplanade Strip M
10m Wide
Location of Whirinwhintoa stream at time of survey
Esplanade Strip R
width varies
Esplanade Strip L
10m Wide
1
0.8523Ha
2
1.5793Ha
Esplanade Strip P
(Extends to Lot 3 DP 354933) 10m Wide
Bdy is top of right bank
Lot 4 DP 206988
Area X
(includes area within Esplanade Strip P)
Lot 3 DP 354933
Extends to stream
Diag. C
Non Primary
Area X
3
8
Surveyor's Ref: 7073
T 3/3
Land District: North Auckland
Digitally Generated Plan
Generated on: 27/07/2010 2:18pm Page 7 of 7
Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
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LT 406343
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DP 406343 - CSD Plan

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Occupation Diagram



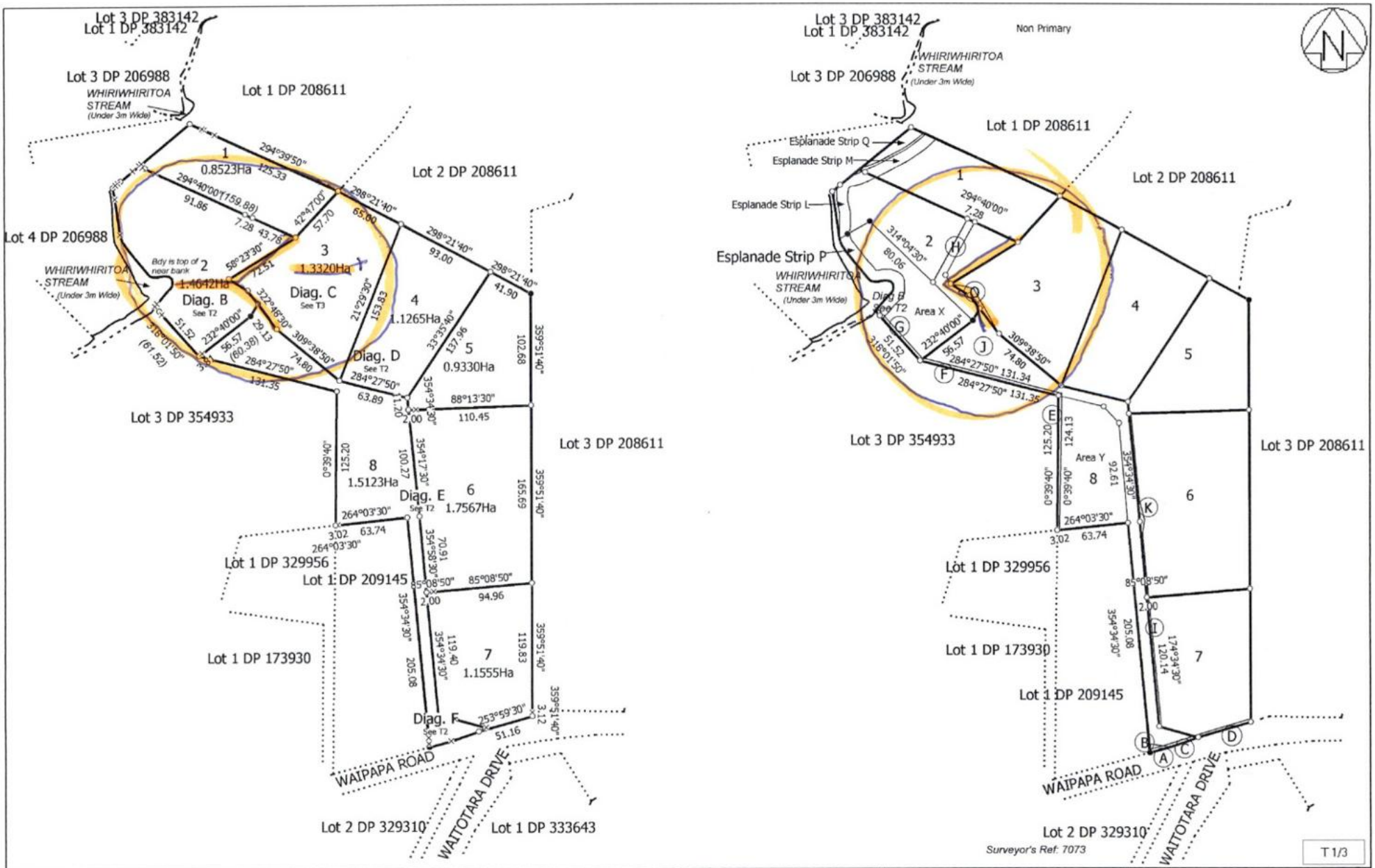
THOMSON SURVEY
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Registered Land Surveyors, Planners & Land Development Consultants

Occupation on DP 406343

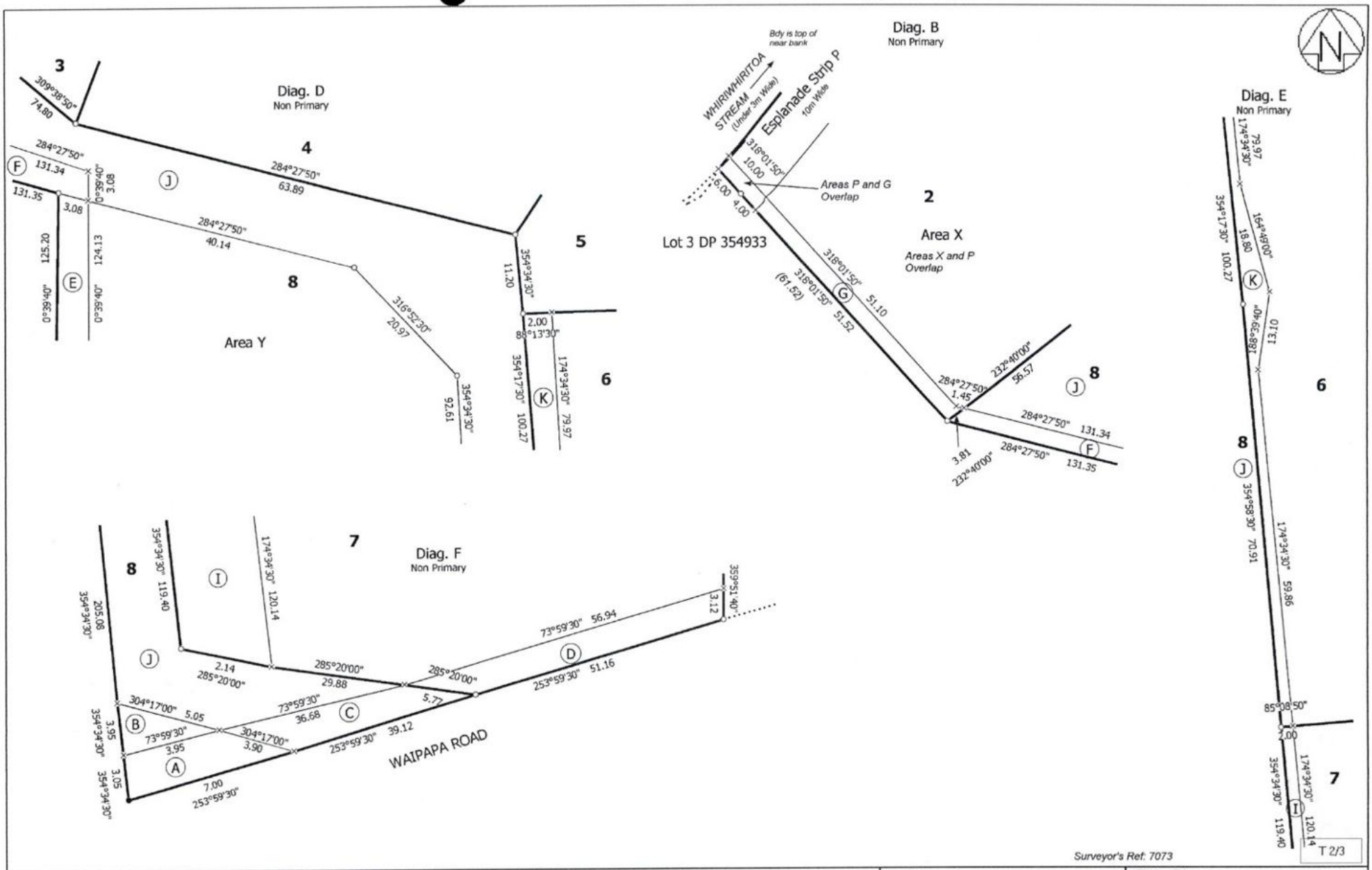
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Survey			
Design			
Drawn	SL	15-09-09	
Approved			
Rev	7073 Occupation Diagram		

ORIGINAL SCALE 1:2000 SHEET SIZE A3

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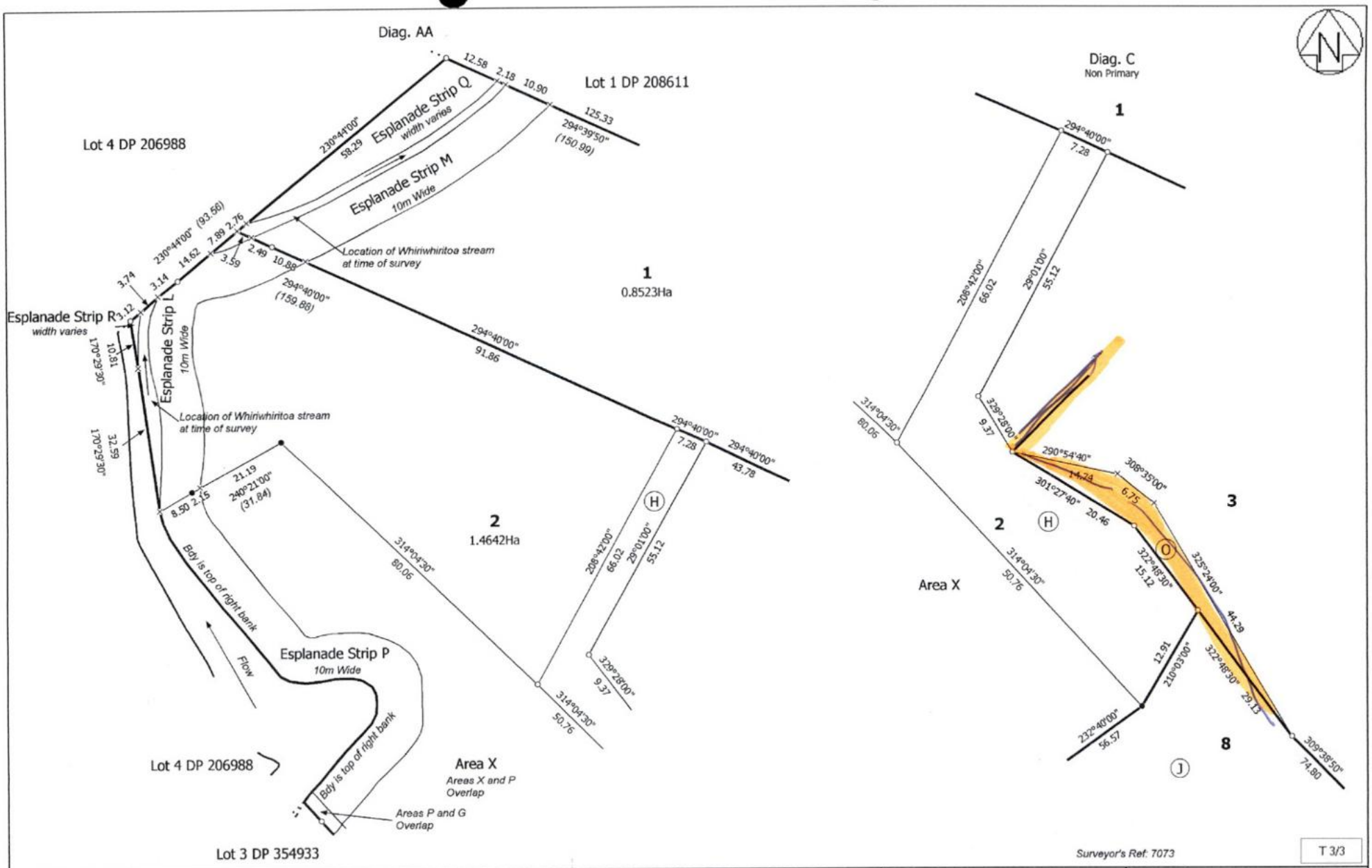
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



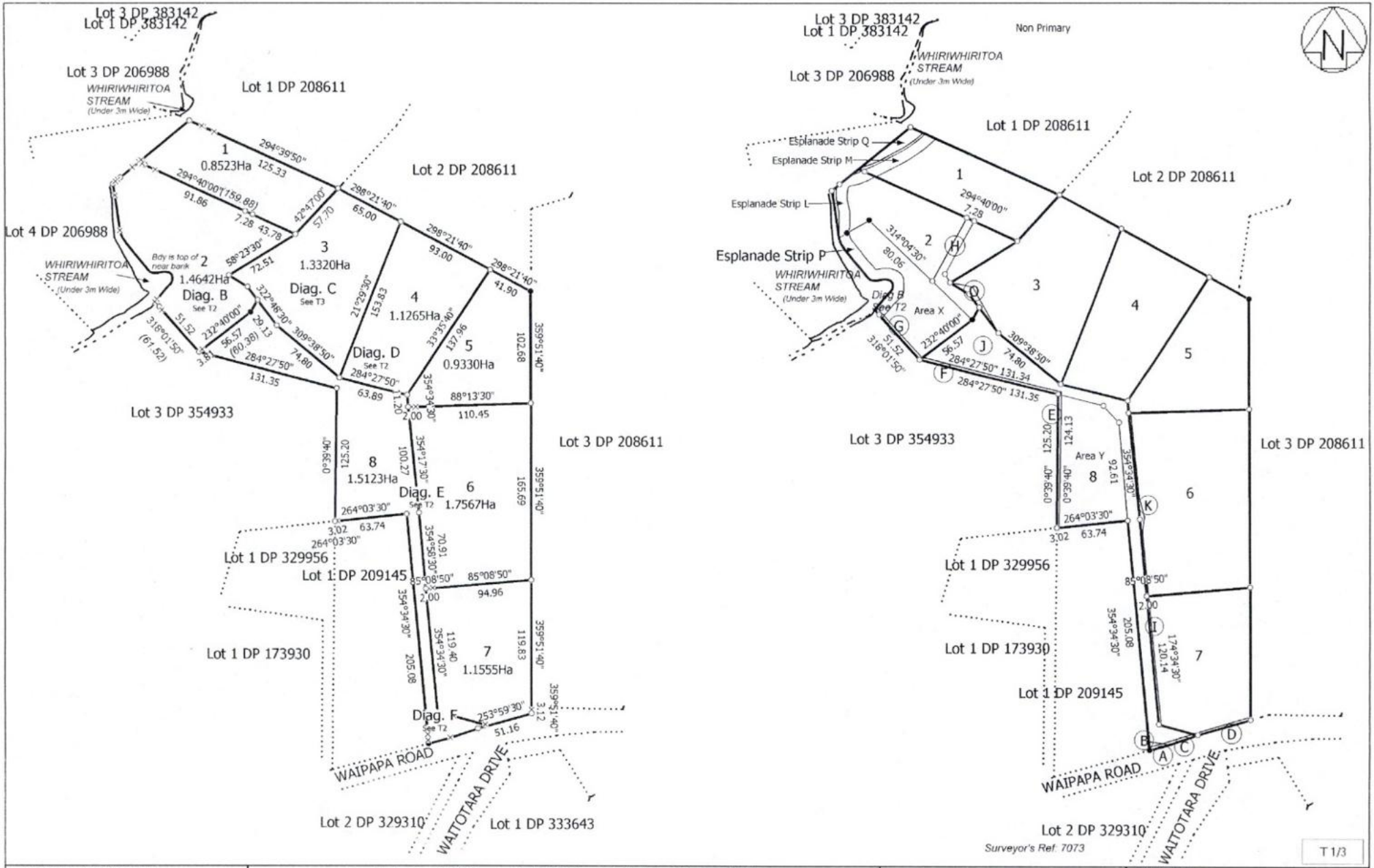
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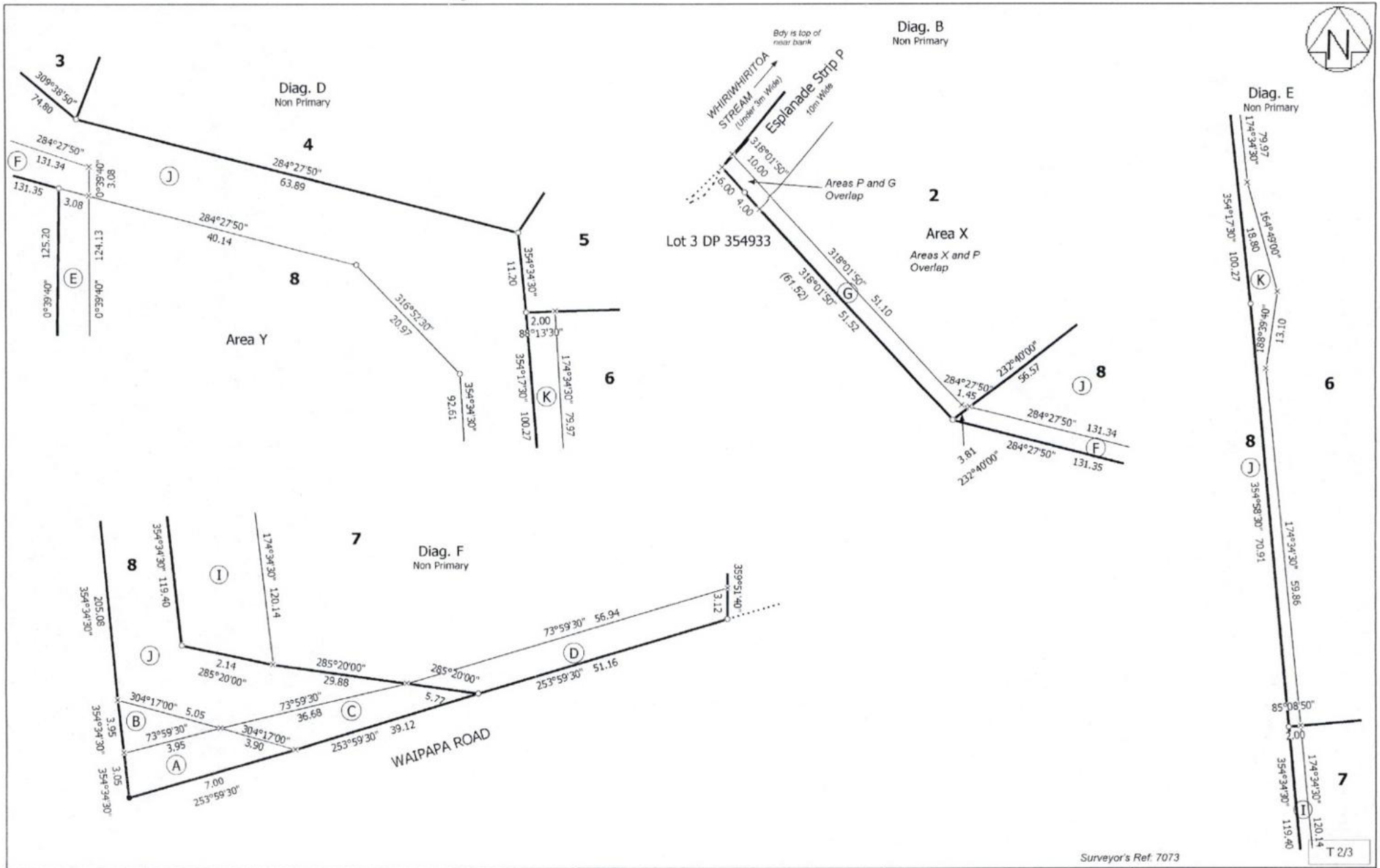
Land District: North Auckland Digitally Generated Plan Generated on: 09/11/2010 2:55pm Page 6 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



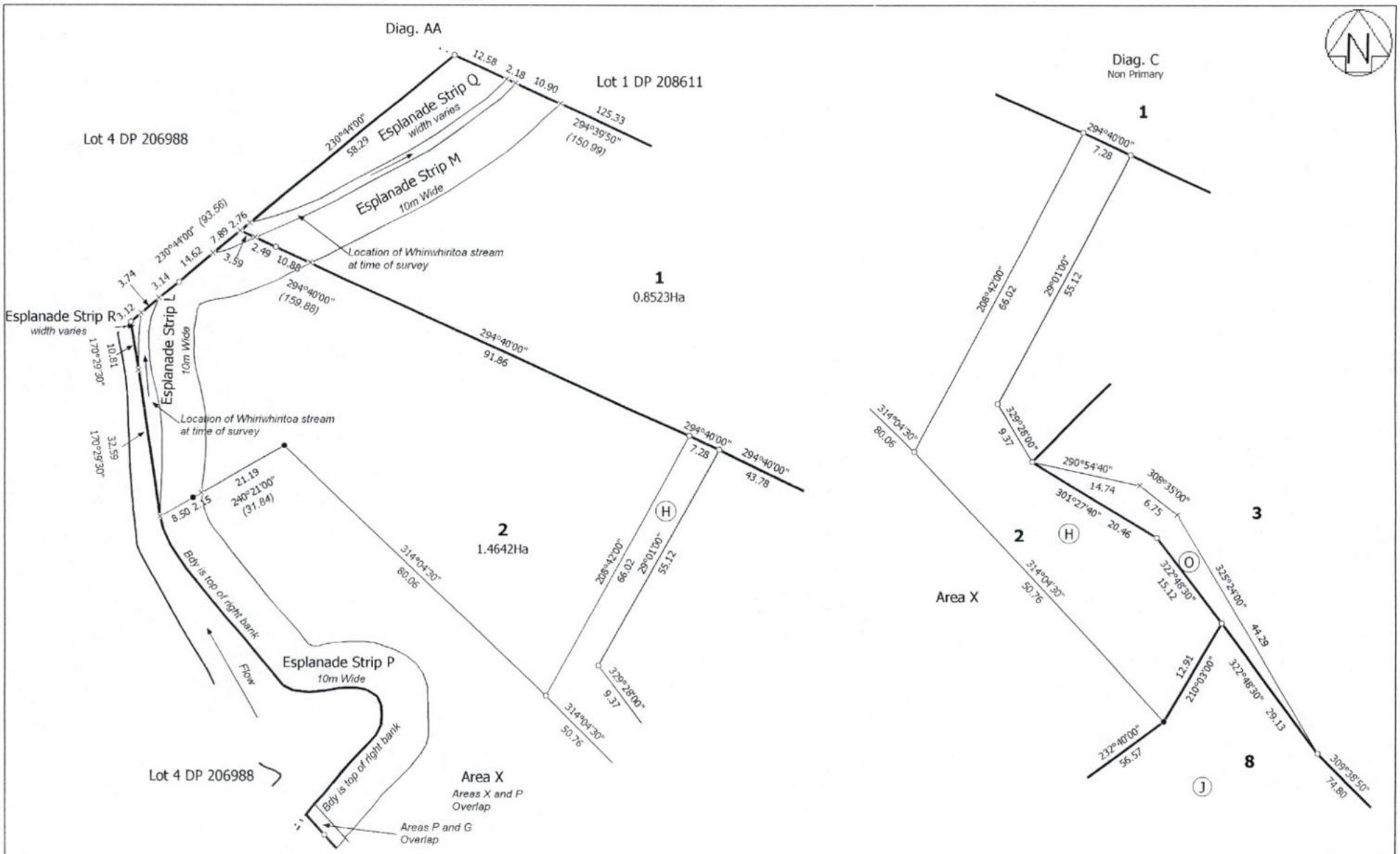
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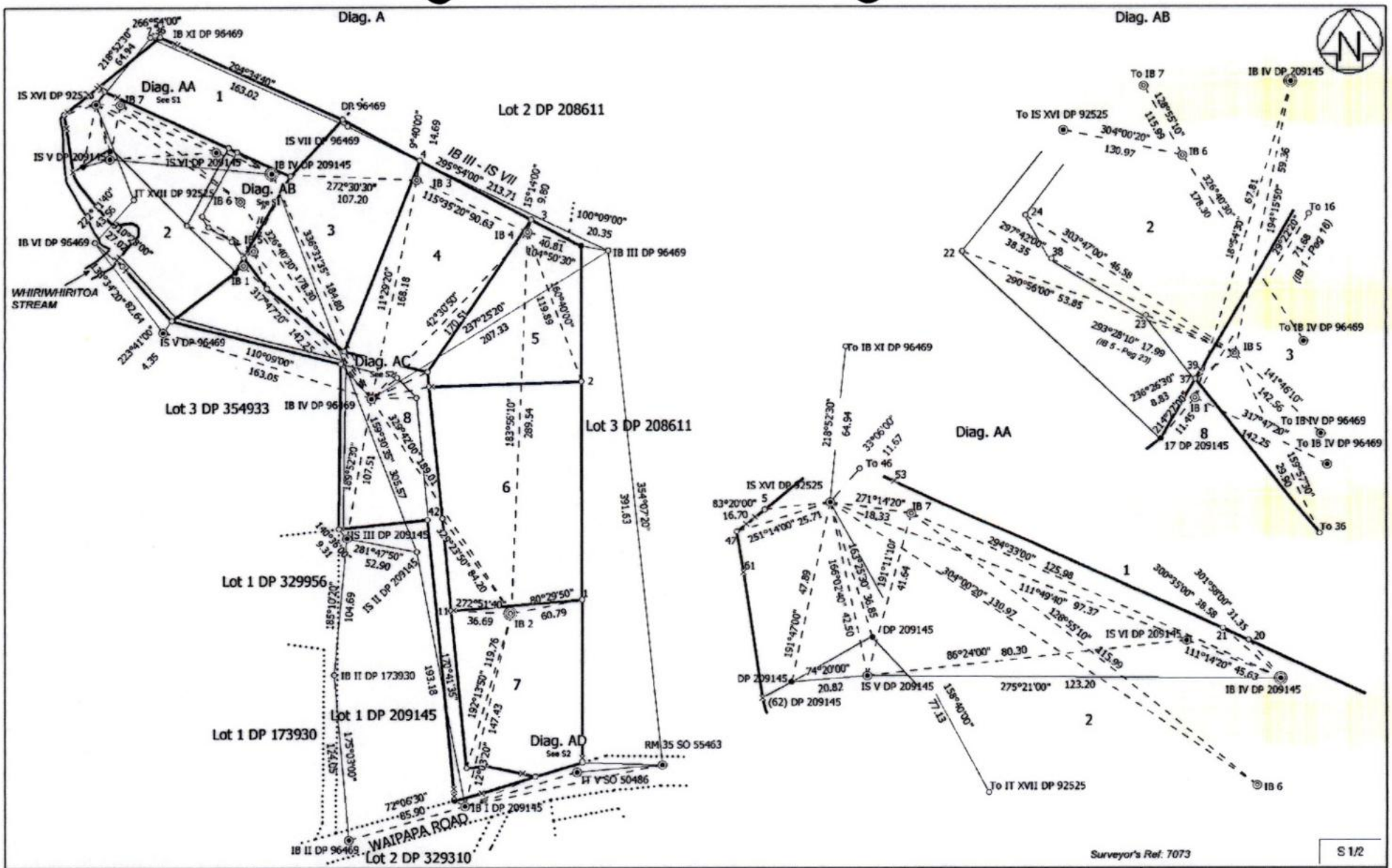
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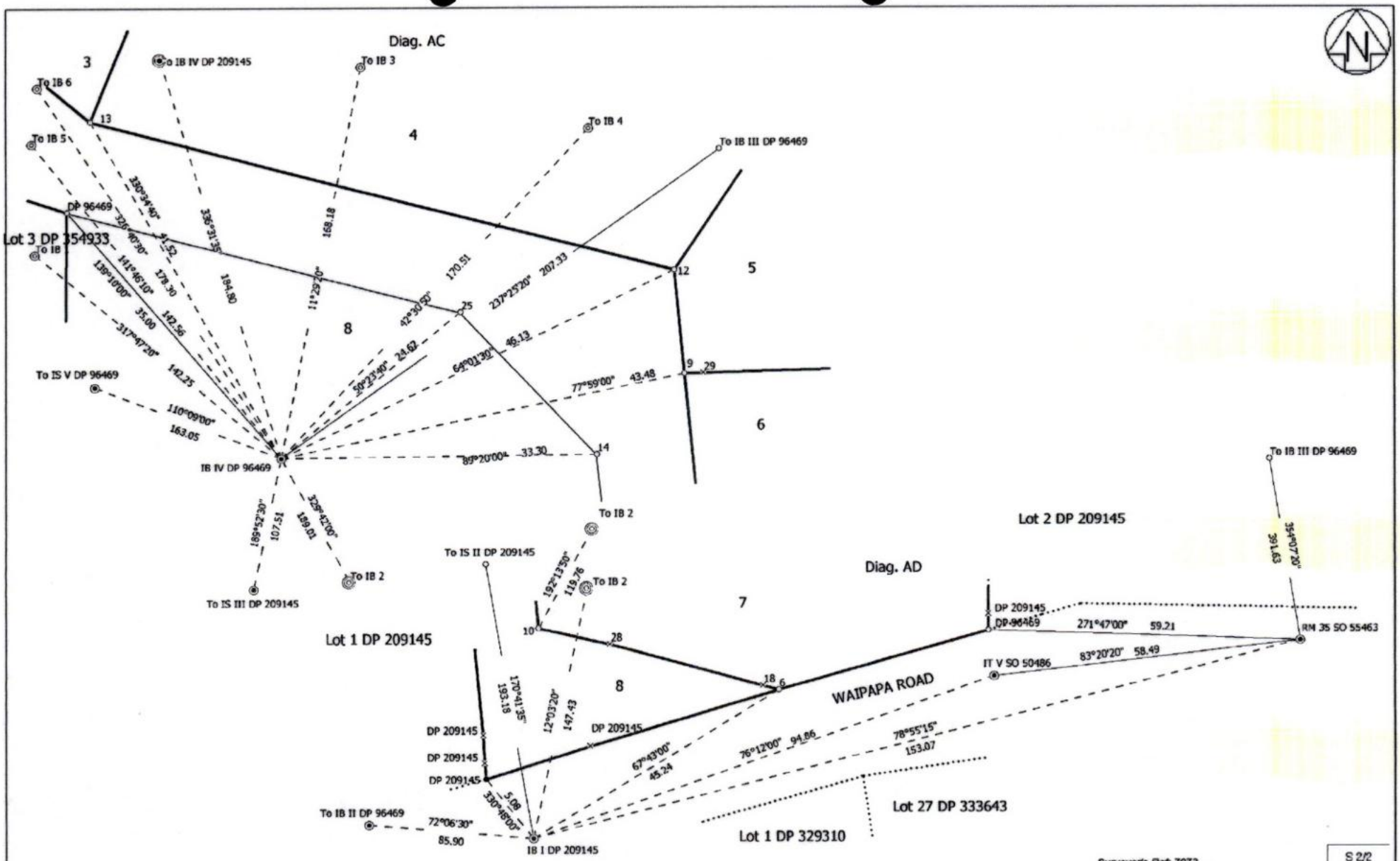


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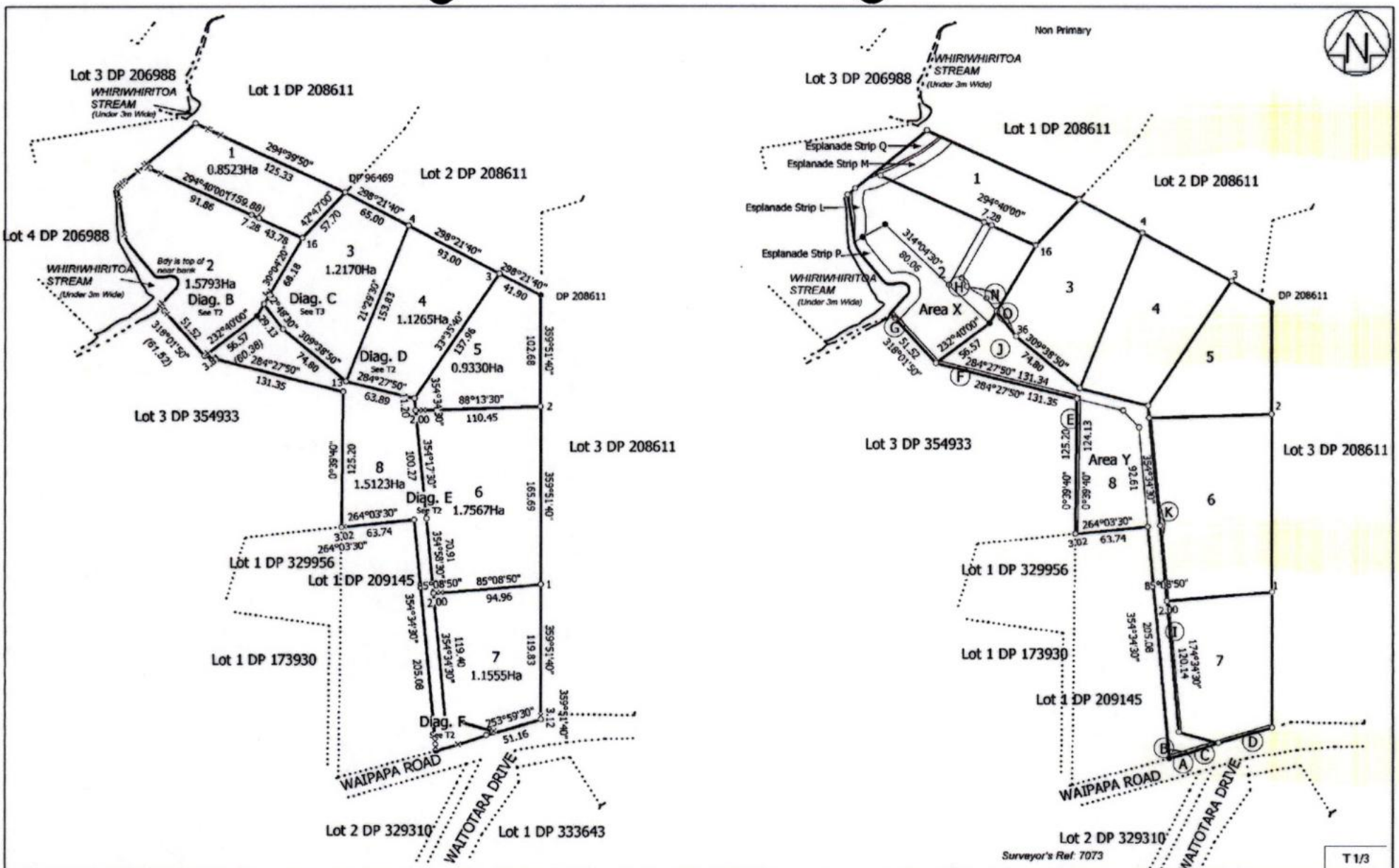

Diag. A
Diag. AA
See S1
Diag. AB
See S1
Diag. AC
See S2
Diag. AD
See S2
Diag. AB
Diag. AA
Lot 2 DP 208611
Lot 3 DP 354933
Lot 3 DP 208611
Lot 1 DP 329956
Lot 1 DP 173930
Lot 1 DP 209145
Lot 2 DP 329310
WHIRIWHIRITOA STREAM
WAIPAPA ROAD
IB III - IS VII
IB XI DP 96469
IS XVI DP 92525
IB 7
DP 96469
IS VII DP 96469
IS V DP 209145
IS VI DP 209145
IB IV DP 209145
IT XVII DP 92525
IB 6
IB 3
IB 4
IB III DP 96469
IB VI DP 96469
IB 1
IS V DP 96469
IB IV DP 96469
IS III DP 209145
IS II DP 209145
IB 2
IB II DP 173930
IB 1 DP 209145
IB II DP 96469
RM 35 SO 55463
H Y SO 50486
To IB 7
To IS XVI DP 92525
To IB 6
To 16
To IB IV DP 96469
To IB XI DP 96469
To 46
To 36
To IT XVII DP 92525
IB 5
IB 1
IS XVI DP 92525
IB 7
DP 209145
IS VI DP 209145
IS V DP 209145
(62) DP 209145
IB IV DP 209145
IB 6
Surveyor's Ref: 7073
S 1/2
Land District: North Auckland
Digitally Generated Plan
Generated on: 27/07/2010 2:18pm Page 11 of 15
Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Survey Date: 13/05/2008
CSD Plan
LT 406343
DRAFT



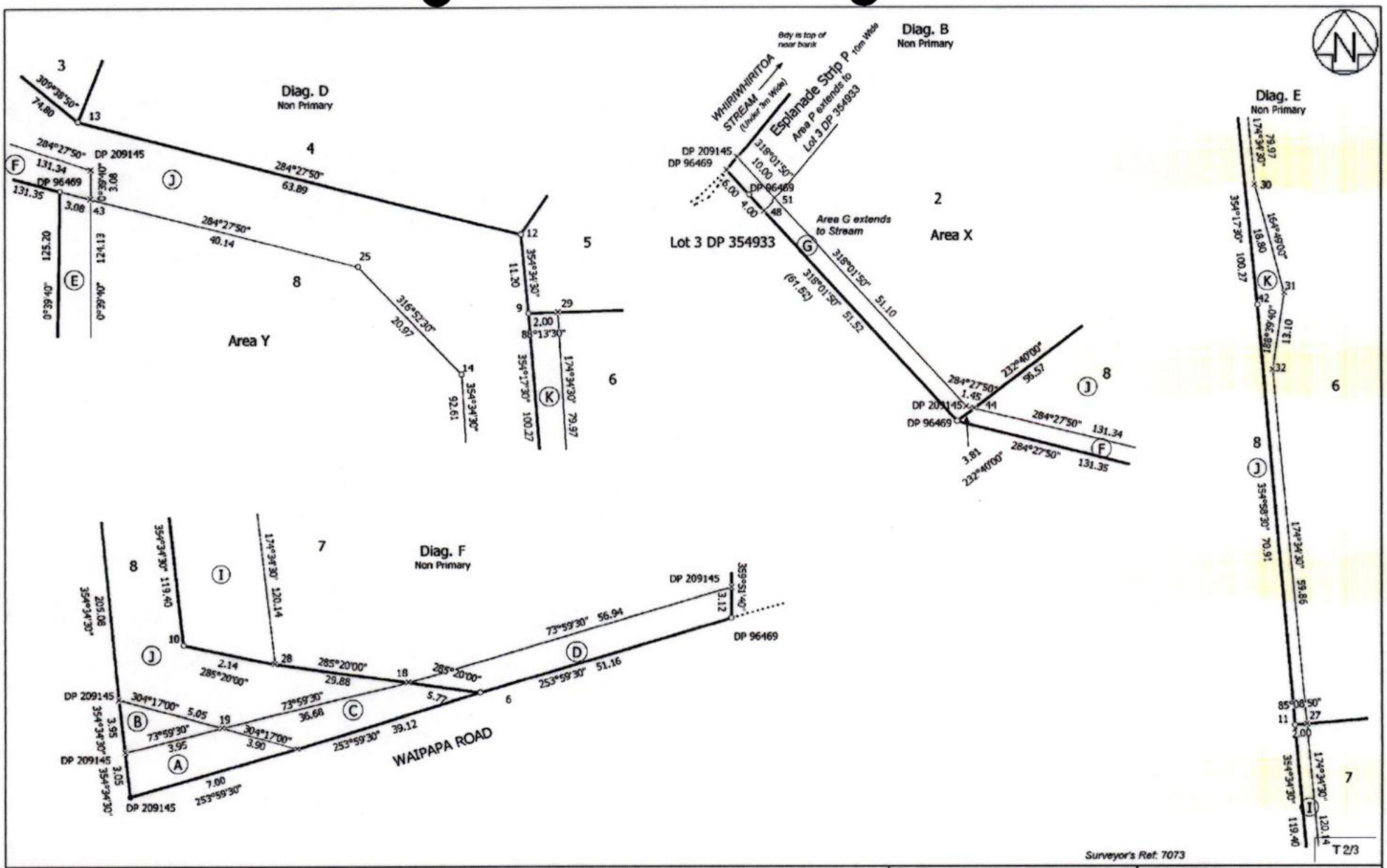
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S 2/2

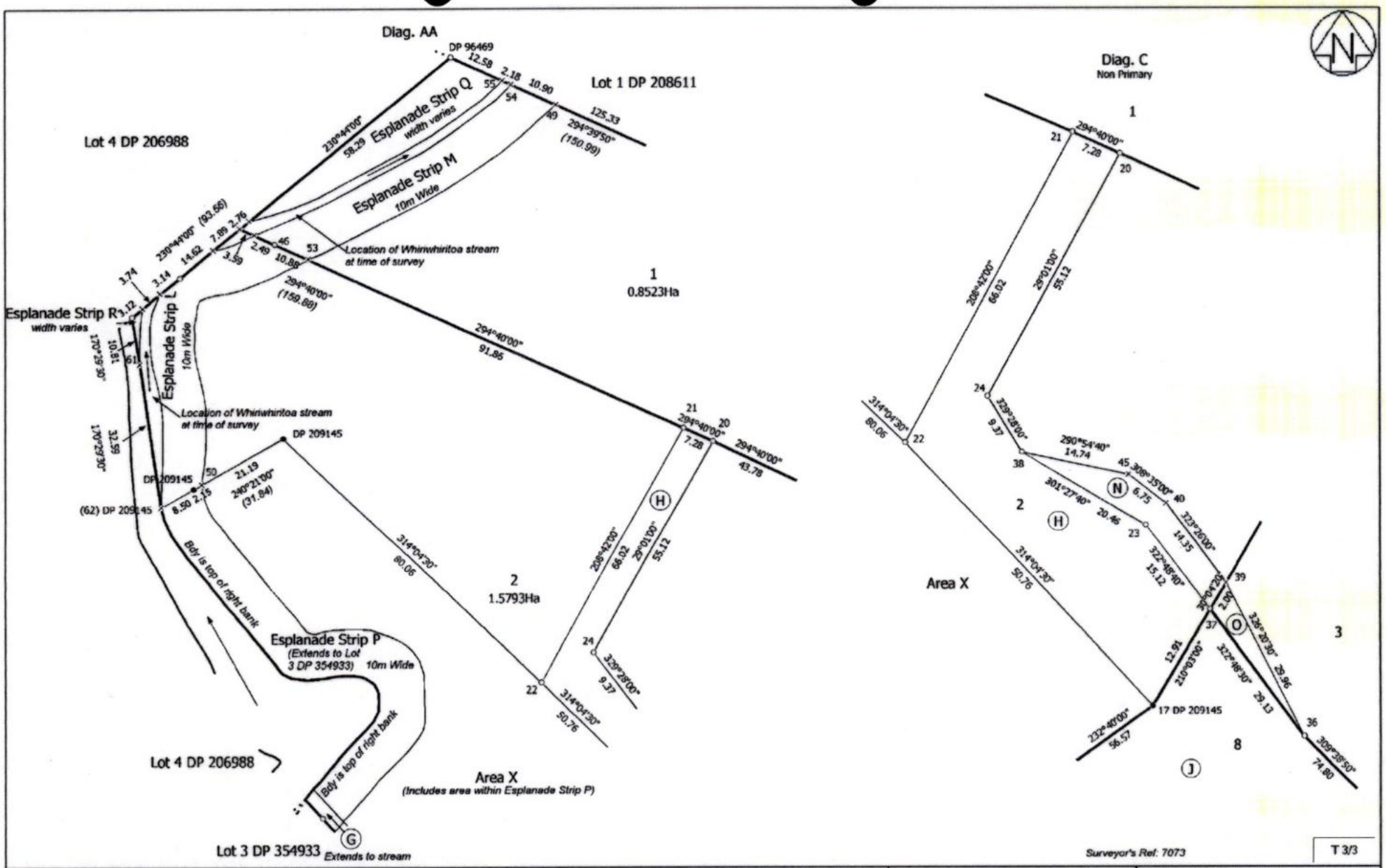
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:10pm Page 12 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT



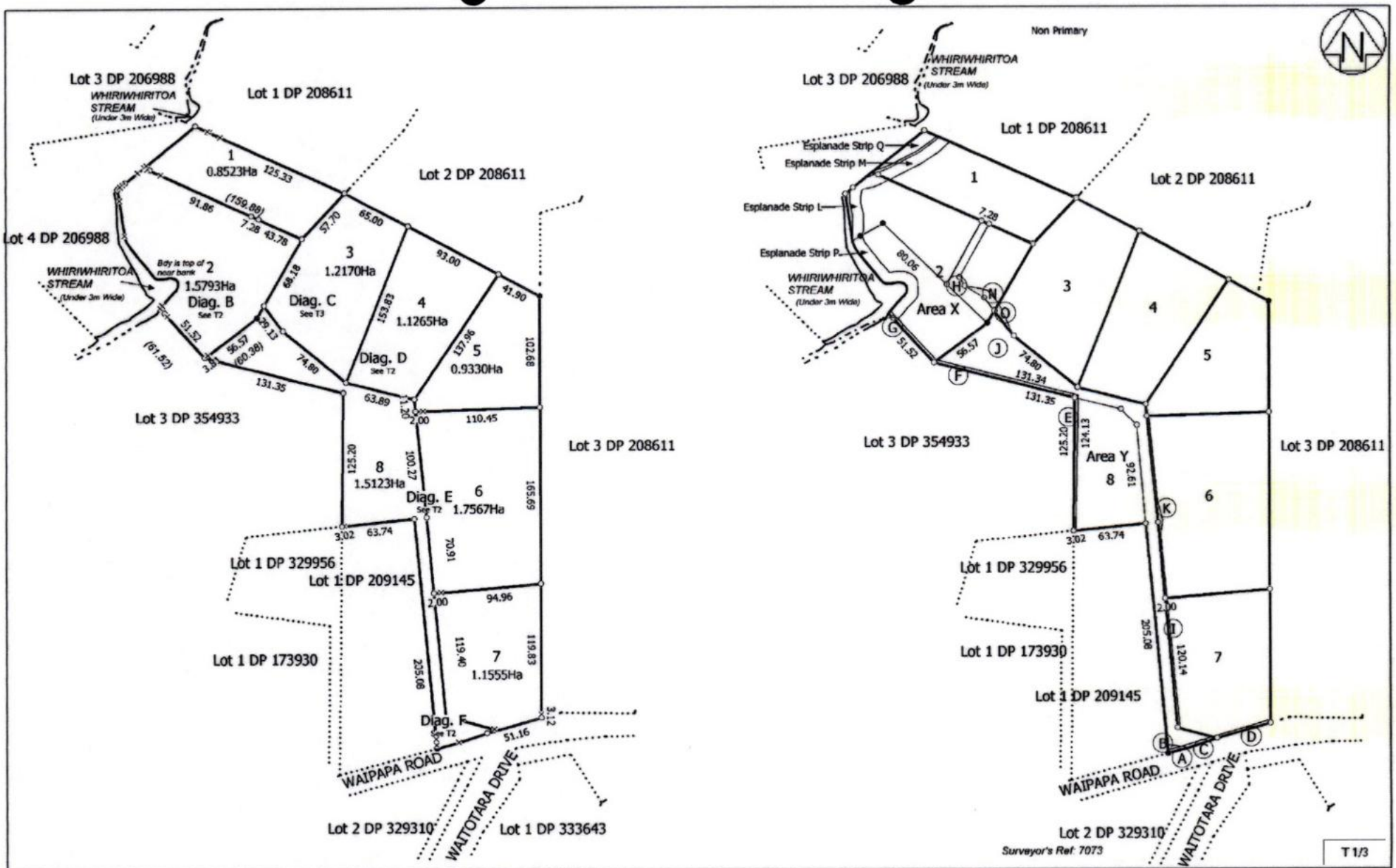
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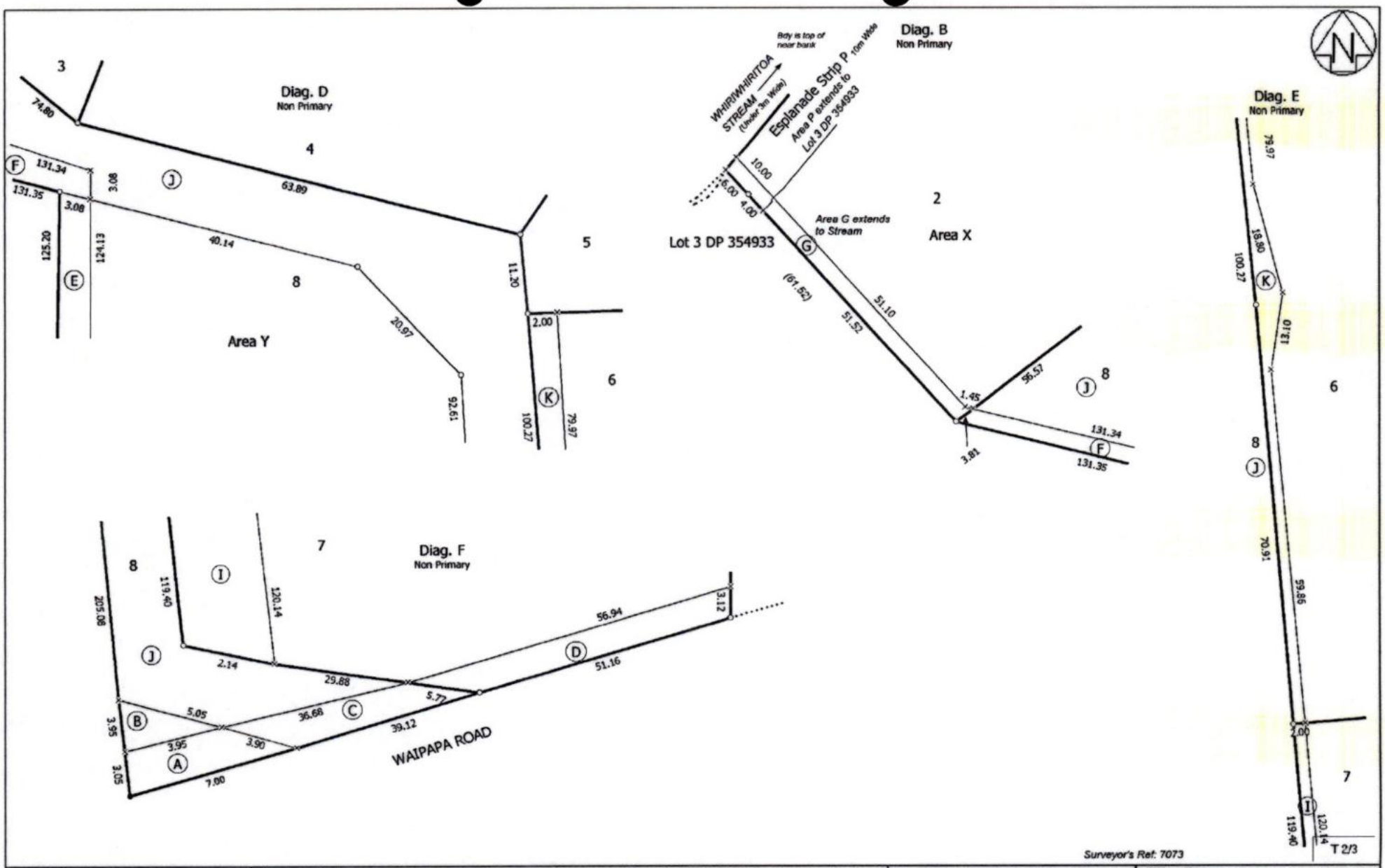
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 14 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT



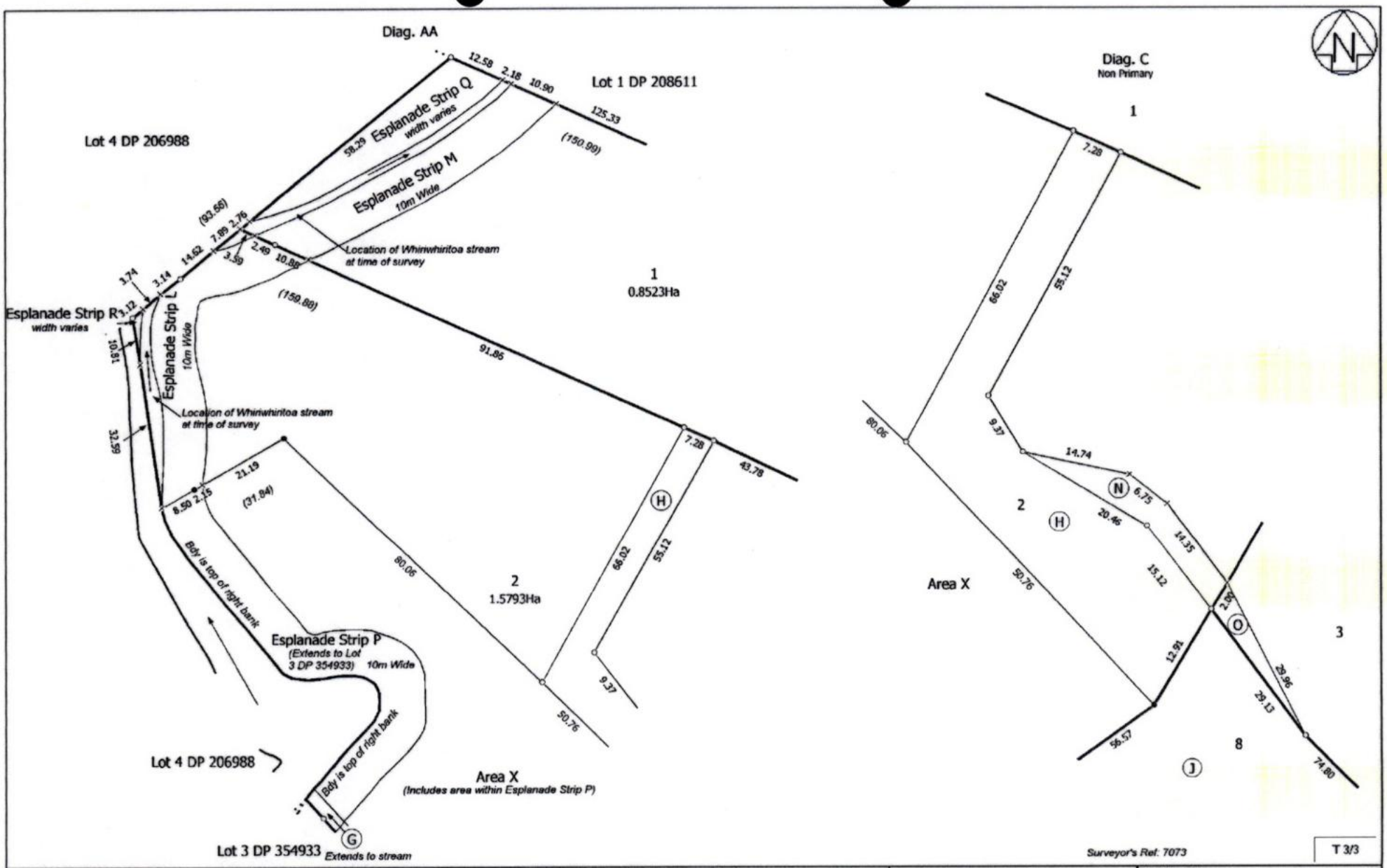
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 15 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT



Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



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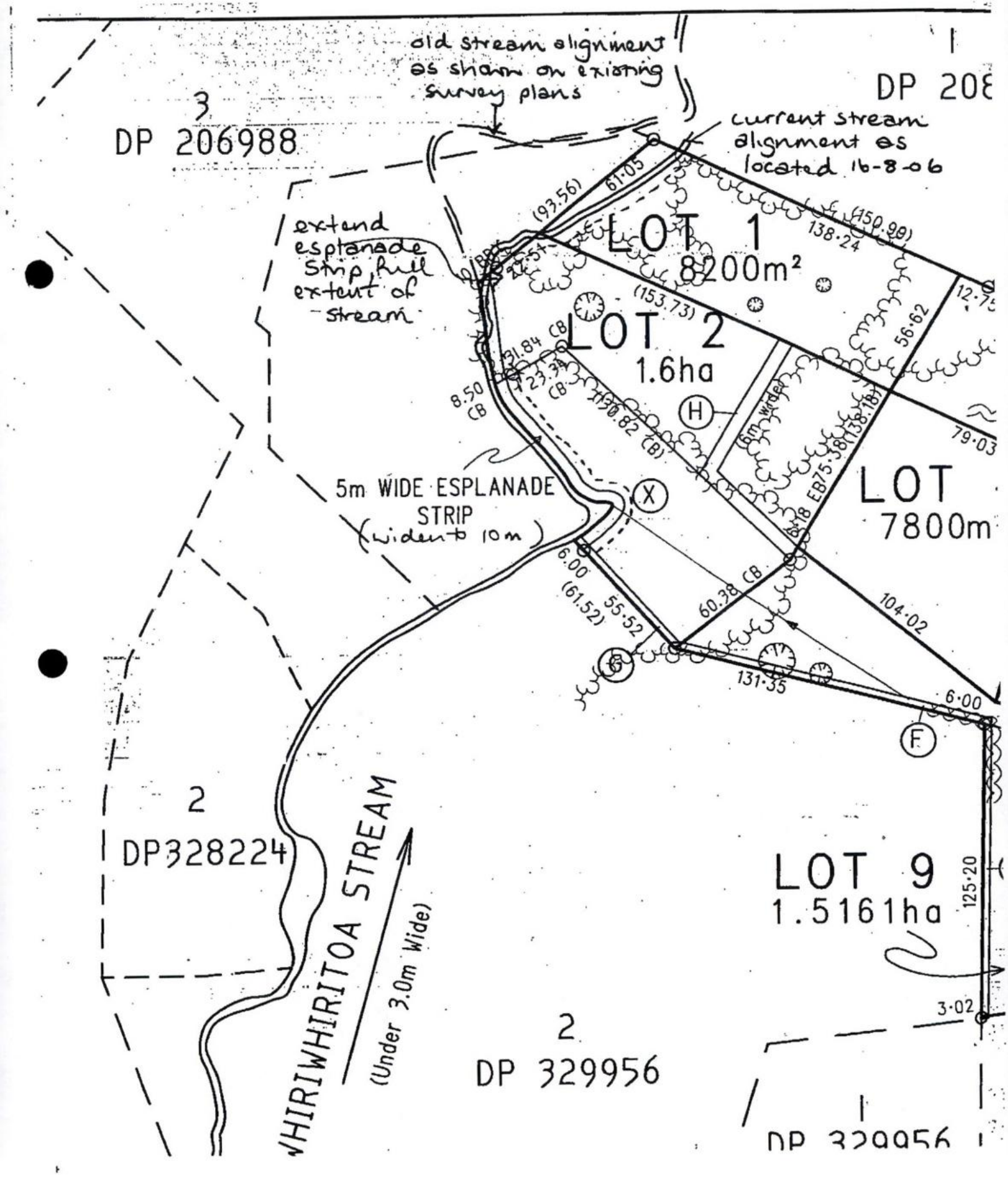


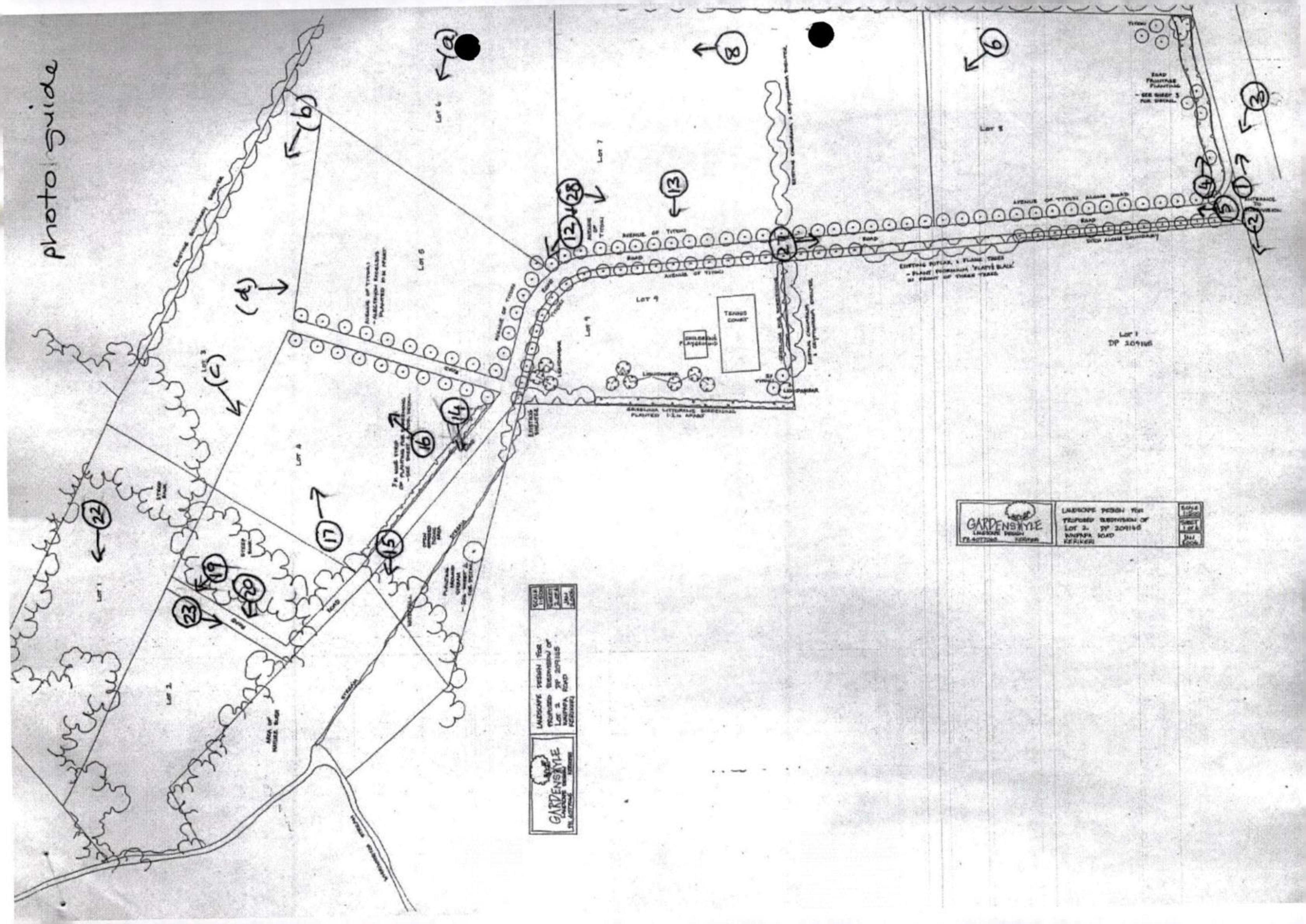
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 7 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT

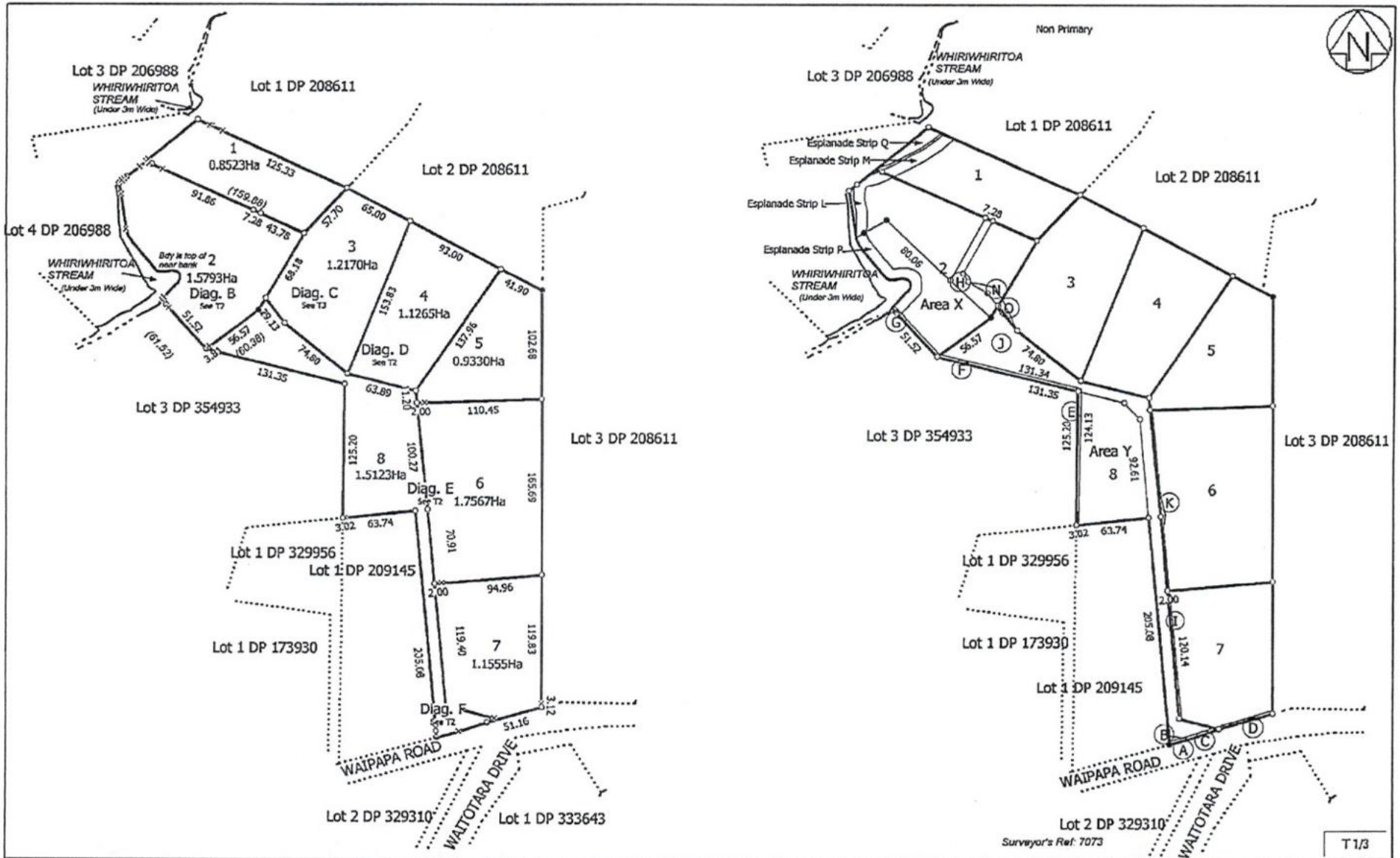
Attachment 5 Scheme Plan showing correct stream alignment

S + B TRADING TRUST

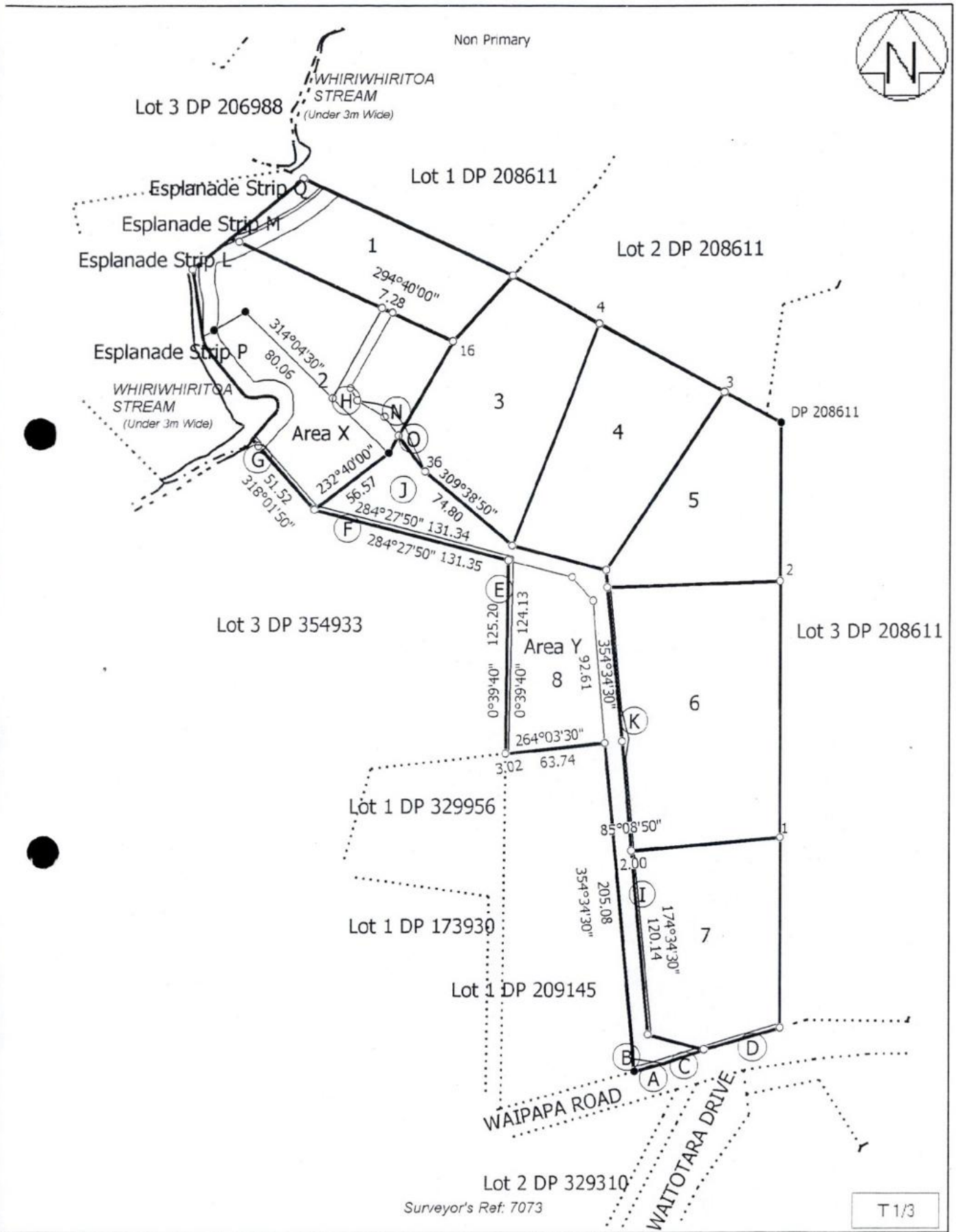
Accurate stream alignment in relation to boundaries



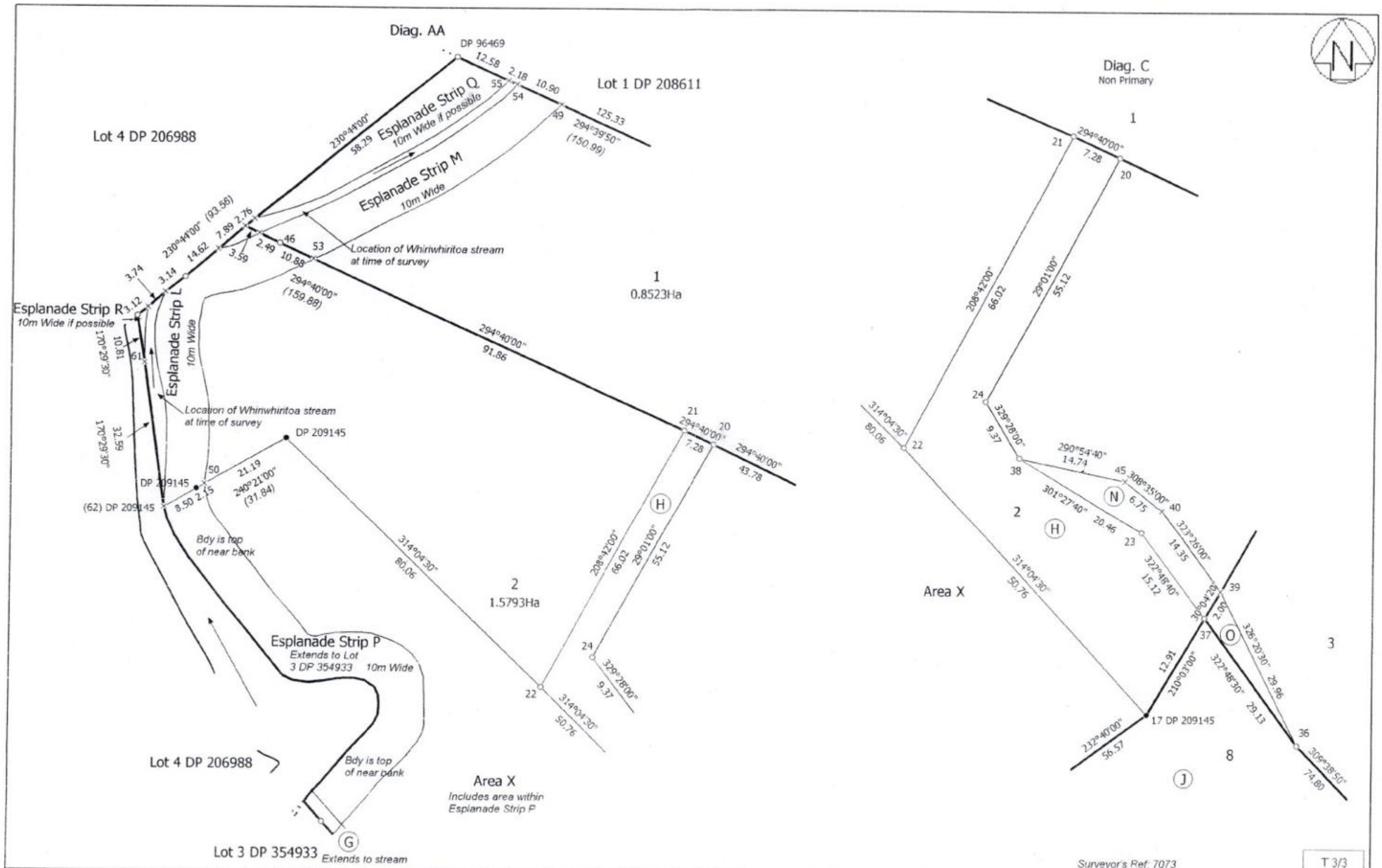

photo guide
LANDSCAPE DESIGN FOR PROPOSED SUBDIVISION OF LOT 2 DP 209148 WAIPAPA ROAD KERIKERI
GARDENSTYLE
TENNIS COURT
LOT 9
LOT 1 DP 209148
AVENUE OF TITOKI
ROAD



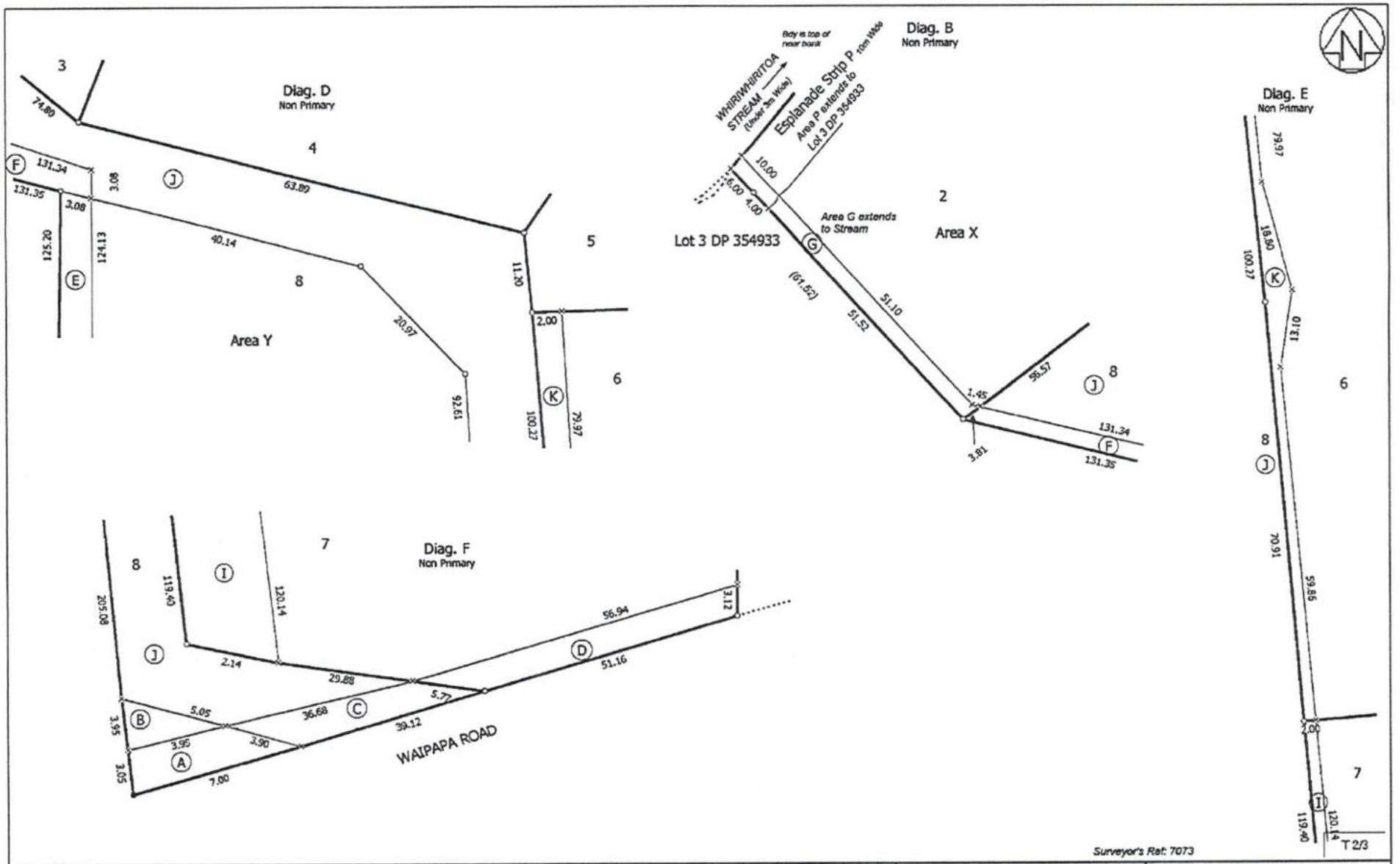
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:10pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



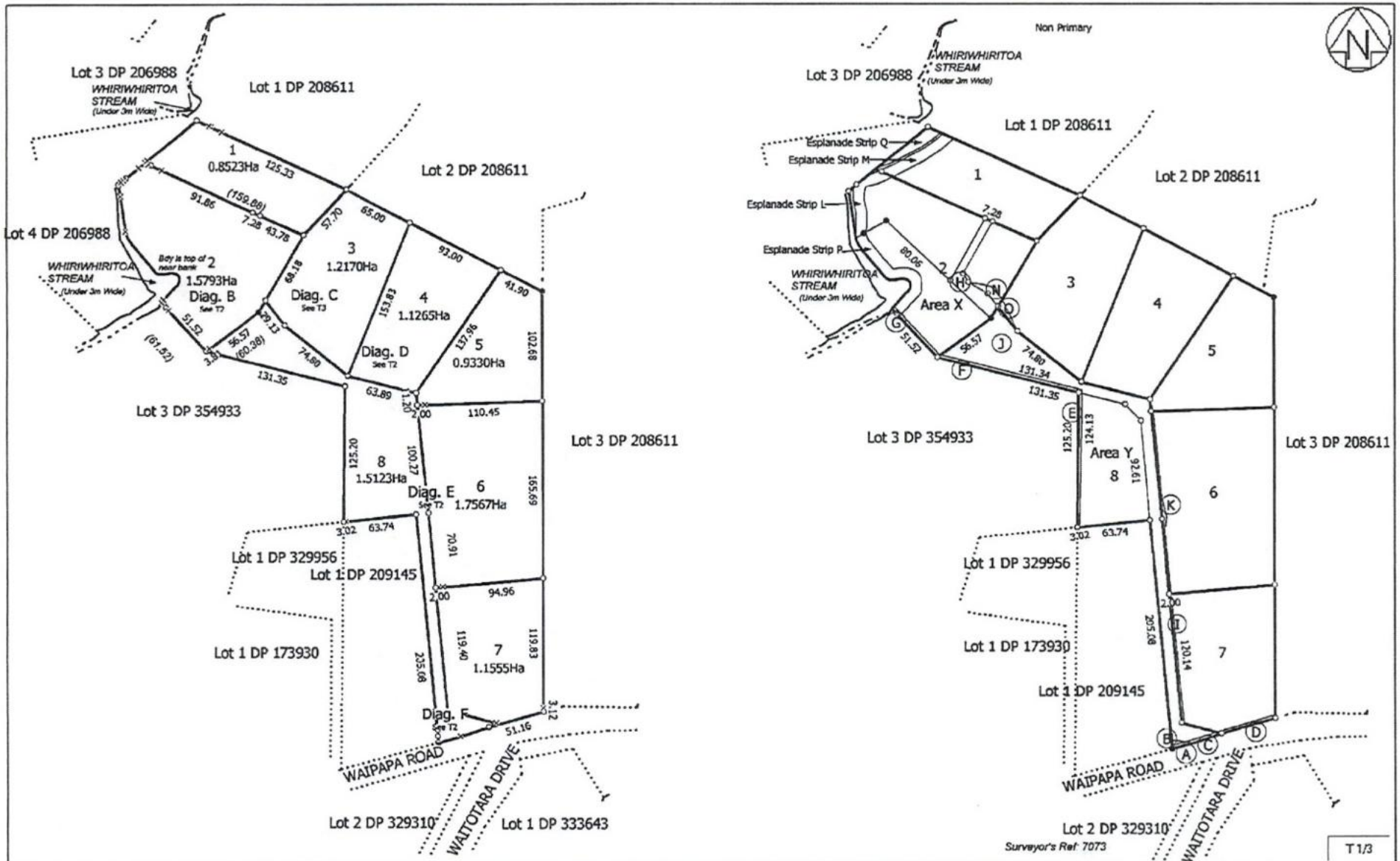
09145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 406343



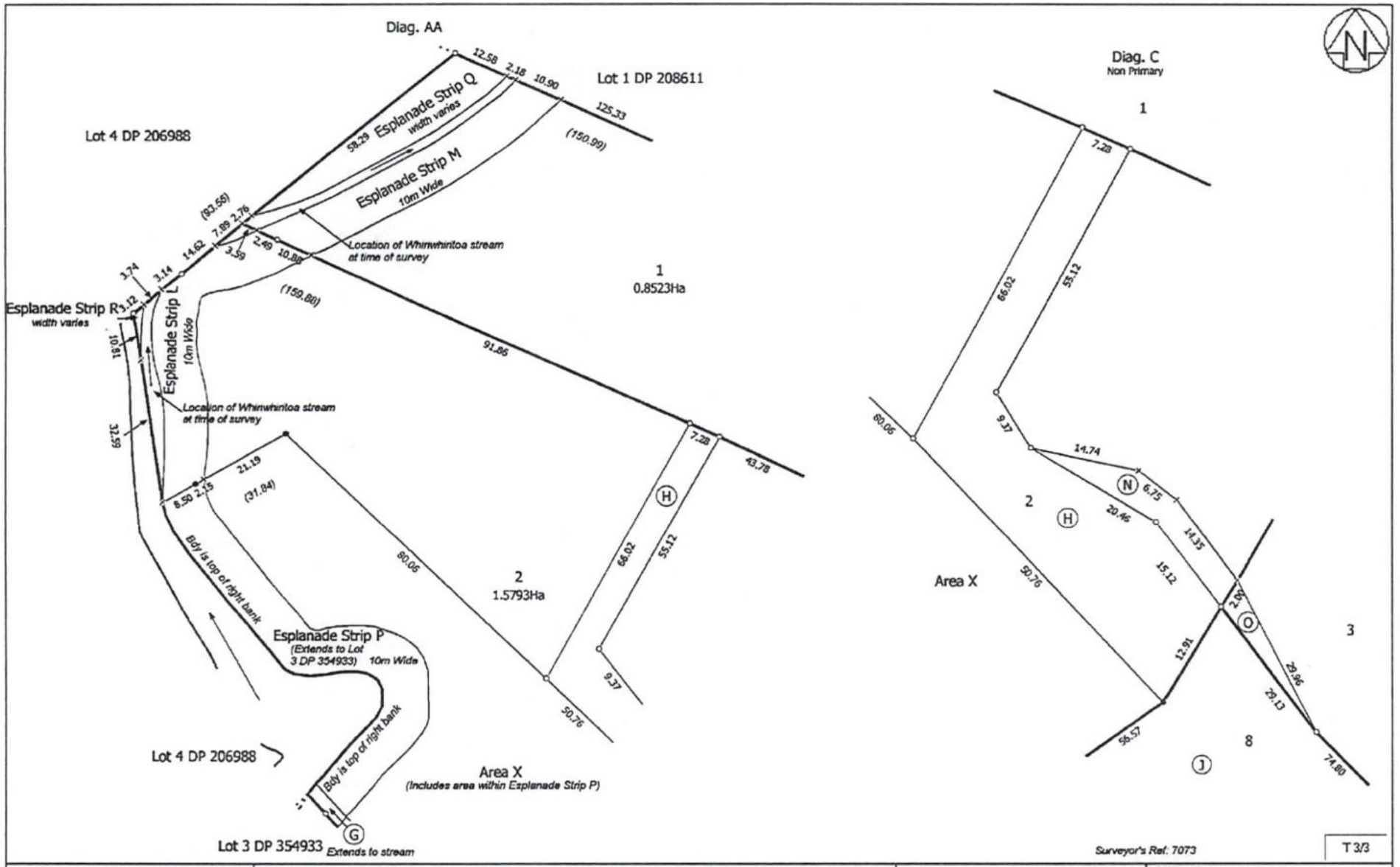
Land District: North Auckland Digitally Generated Plan Generated on: 12/07/2010 5:38pm Page 3 of 3	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 406343



Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:10pm Page 6 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT

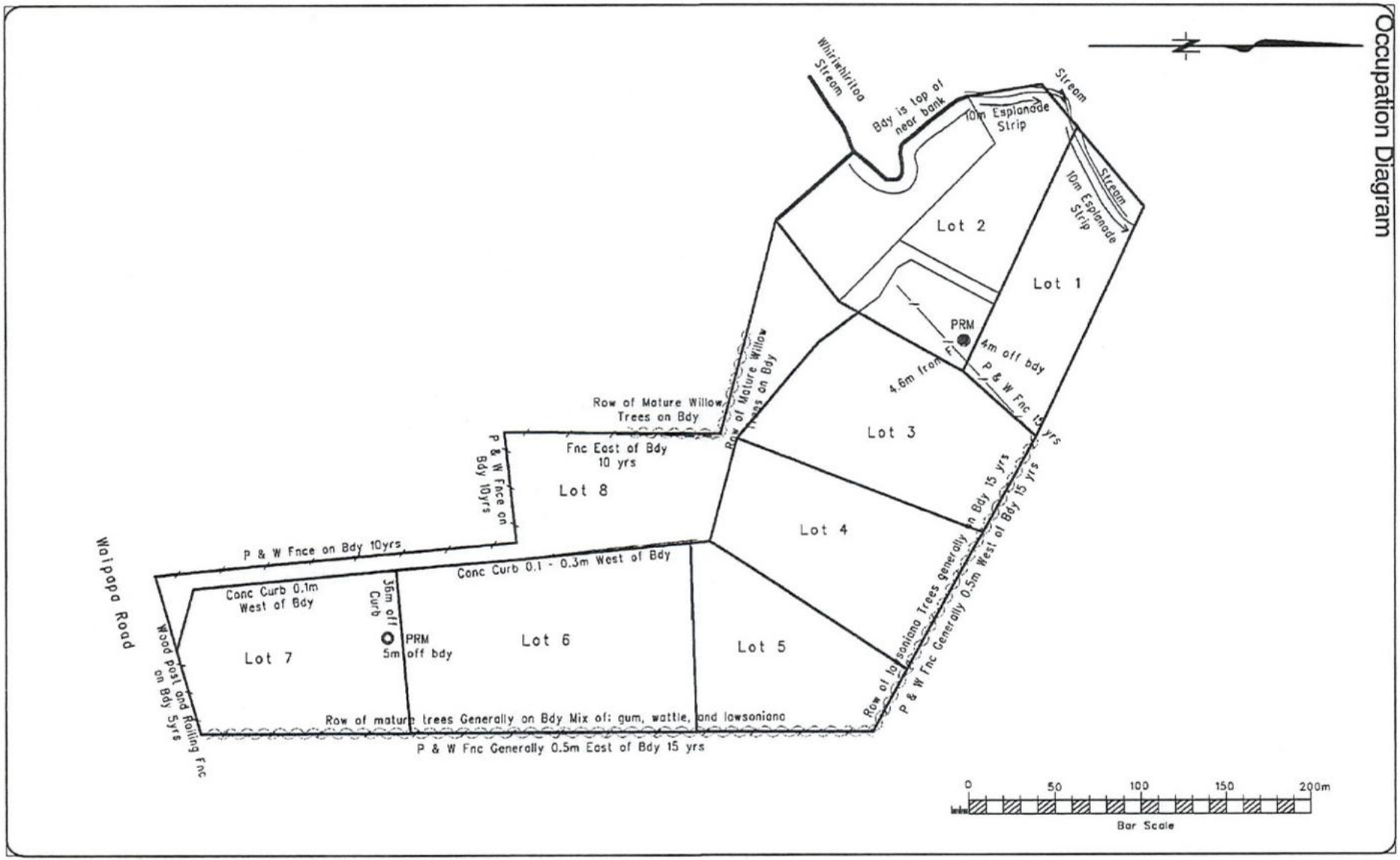


Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:10pm Page 5 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT



Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 7 of 7	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 406343 DRAFT

Occupation Diagram



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

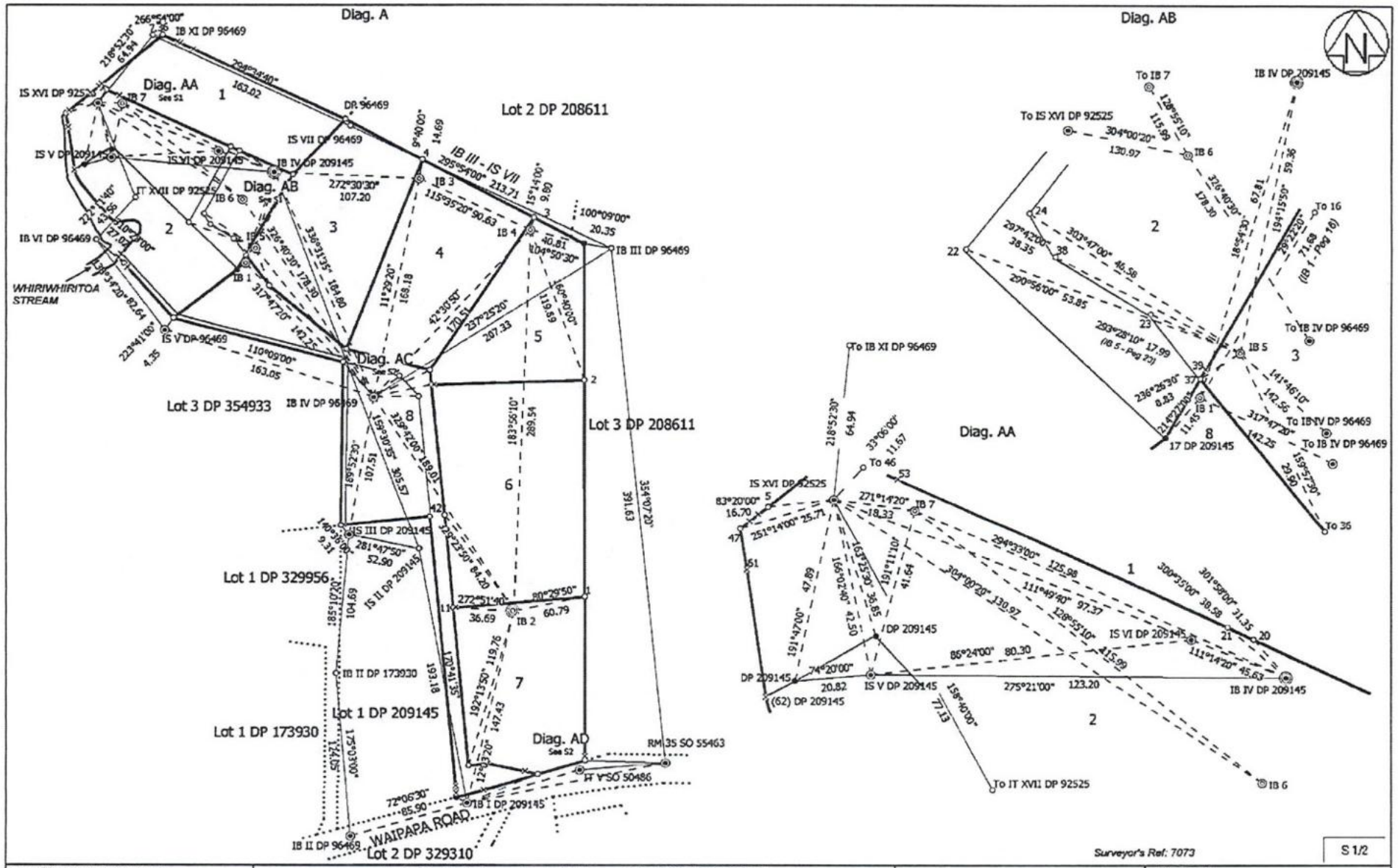
Occupation on DP 406343

		Name	Date
Survey			
Design			
Drawn	SL		15-09-08
Approved			
Rev			

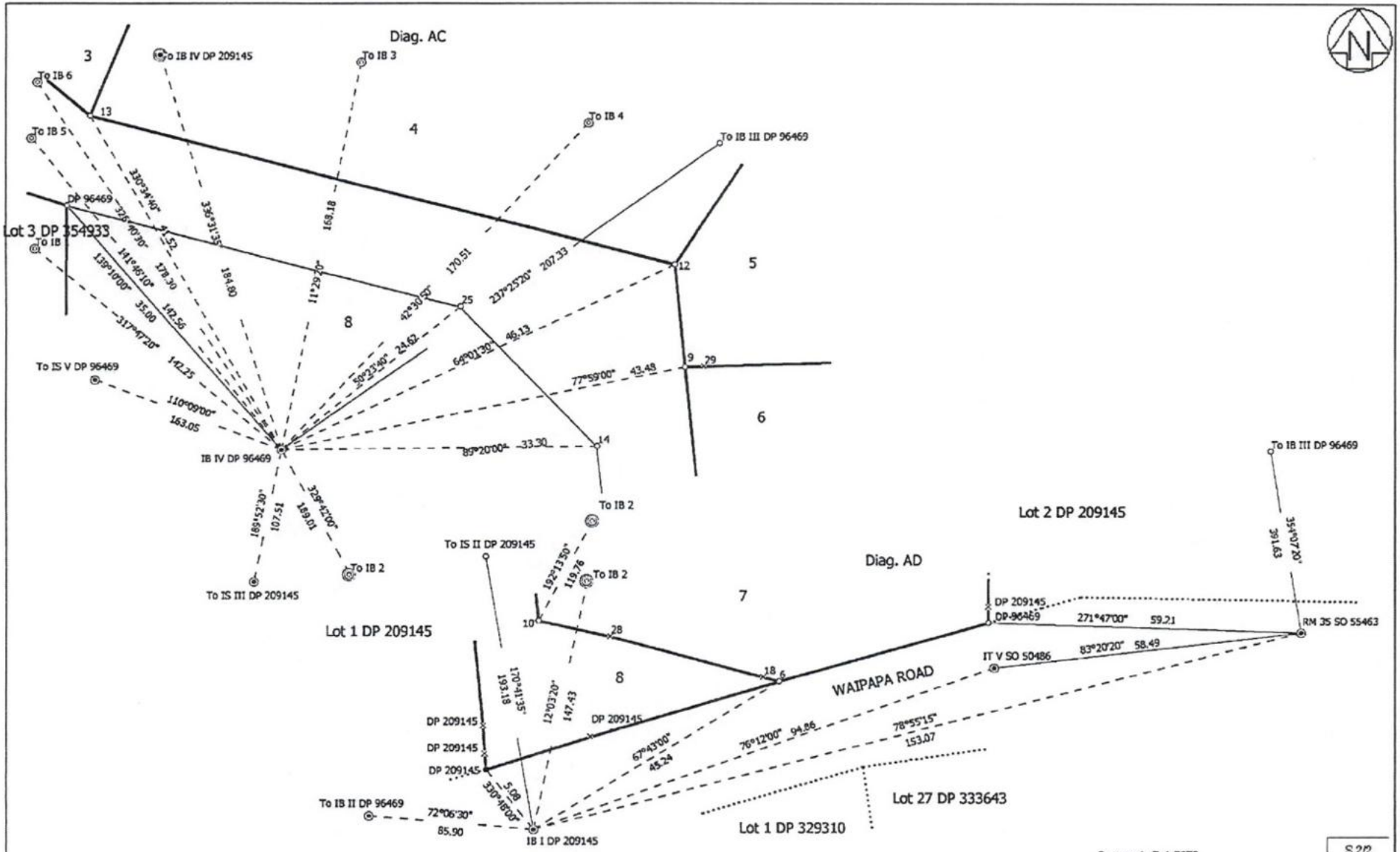
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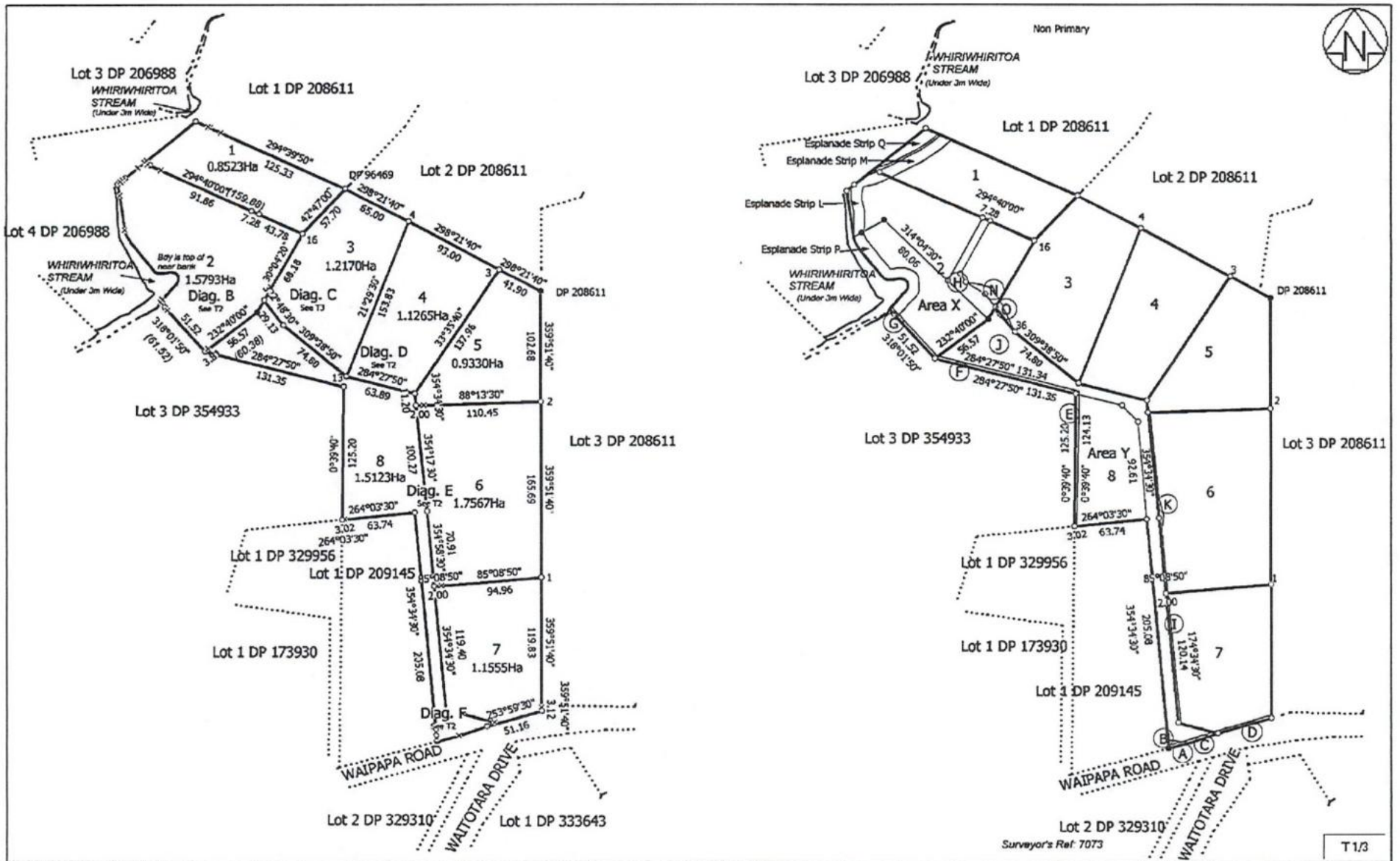
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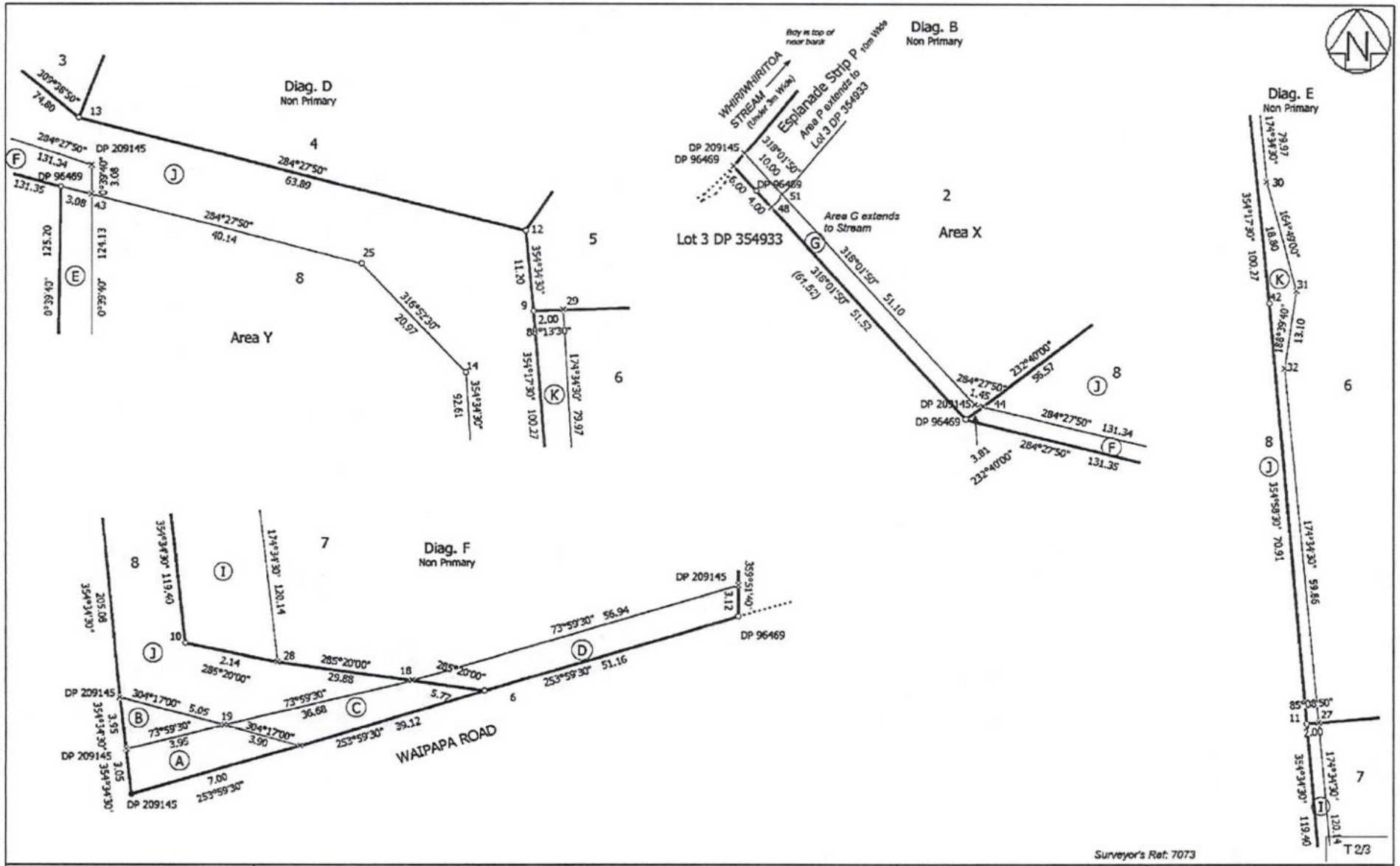
Land District: North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 11 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT



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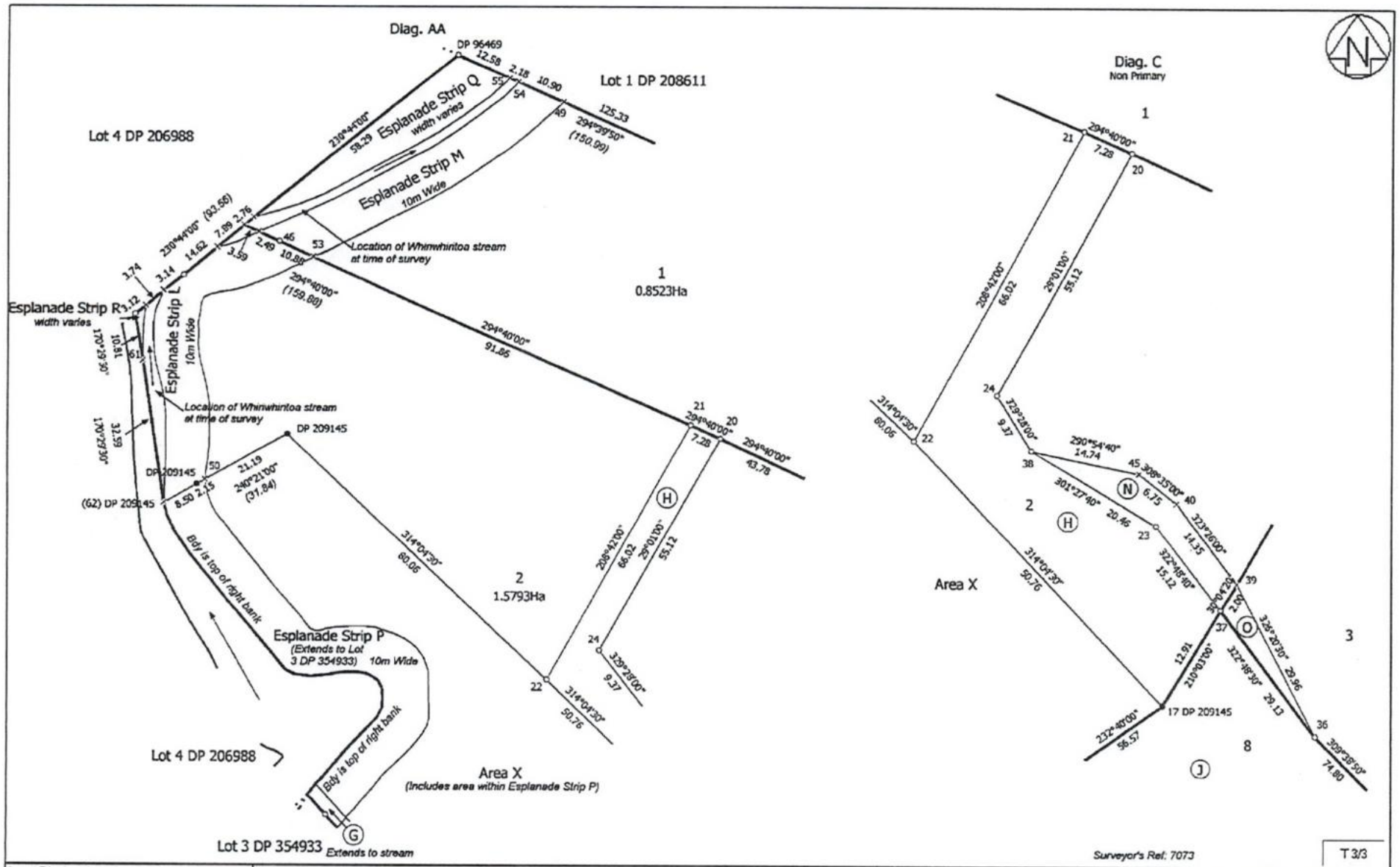
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Surveyor's Ref: 7073

T 2/3



Land District North Auckland Digitally Generated Plan Generated on: 27/07/2010 2:18pm Page 15 of 15	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Survey Date: 13/05/2008	CSD Plan LT 406343 DRAFT

Engineer for project (John McLaren)
has confirmed that all overland flow
is contained within the road side
drains & road

R M Shone 11/10/10

Waipapa Road

Road widening

Chip seal to driveway boundary

300Ø, 31m long culvert
(20m existing, 11m extension)

Standard entrance sealed to boundary
300Ø, 5m long culvert and stone headwall

1050Ø, 10m long culvert

Standard entrance sealed to boundary

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Standard entrance sealed to boundary
300Ø, 5m long culvert and stone headwall

Lot 9
Minimum Floor Level 66.50

Lot 8
Minimum Floor Level 68.30

Lot 7
Minimum Floor Level 67.00

Lot 6
Minimum Floor Level
66.30

SCANNED

Issue	Date	Revision
A	11/04/2008	Alignment has changed
B	17/06/2010	As-built drawing.

DWG As-Built Plan

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DWG No.		Sheet No.	01 of 02	Scale	1:500@A1
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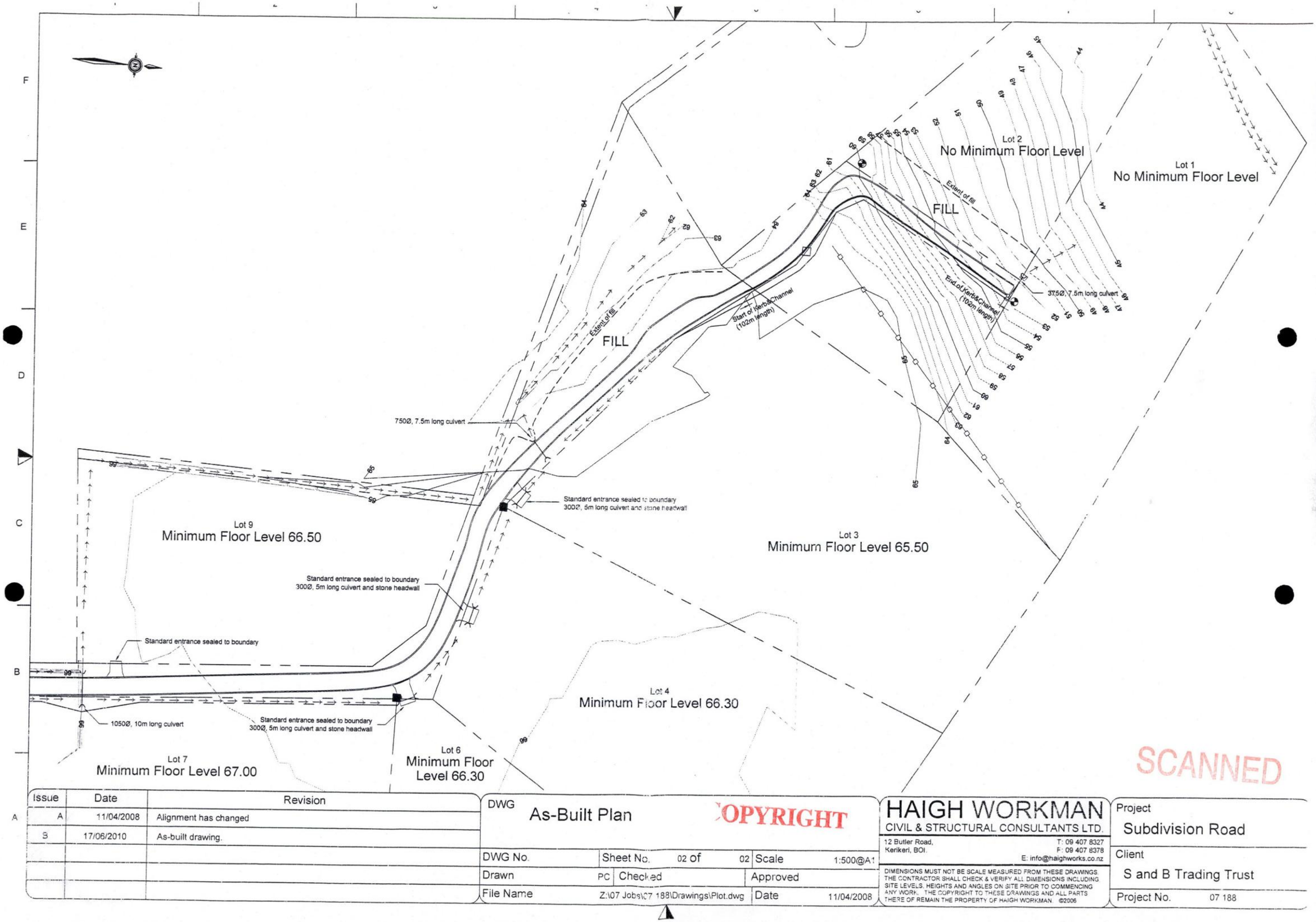
HAIGH WORKMAN
CIVIL & STRUCTURAL CONSULTANTS LTD.
12 Butler Road,
Kerikeri, BOI.
T: 09 407 8327
F: 09 407 8373
E: info@haighworks.co.nz

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Project
Subdivision Road

Client
S and B Trading Trust

Project No 07 188



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B	17/06/2010	As-built drawing.

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Project: Subdivision Road

Client: S and B Trading Trust

Project No. 07 188

Waipapa Road

Road widening

Chip seal to driveway boundary

300Ø, 31m long culvert
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Standard entrance sealed to boundary
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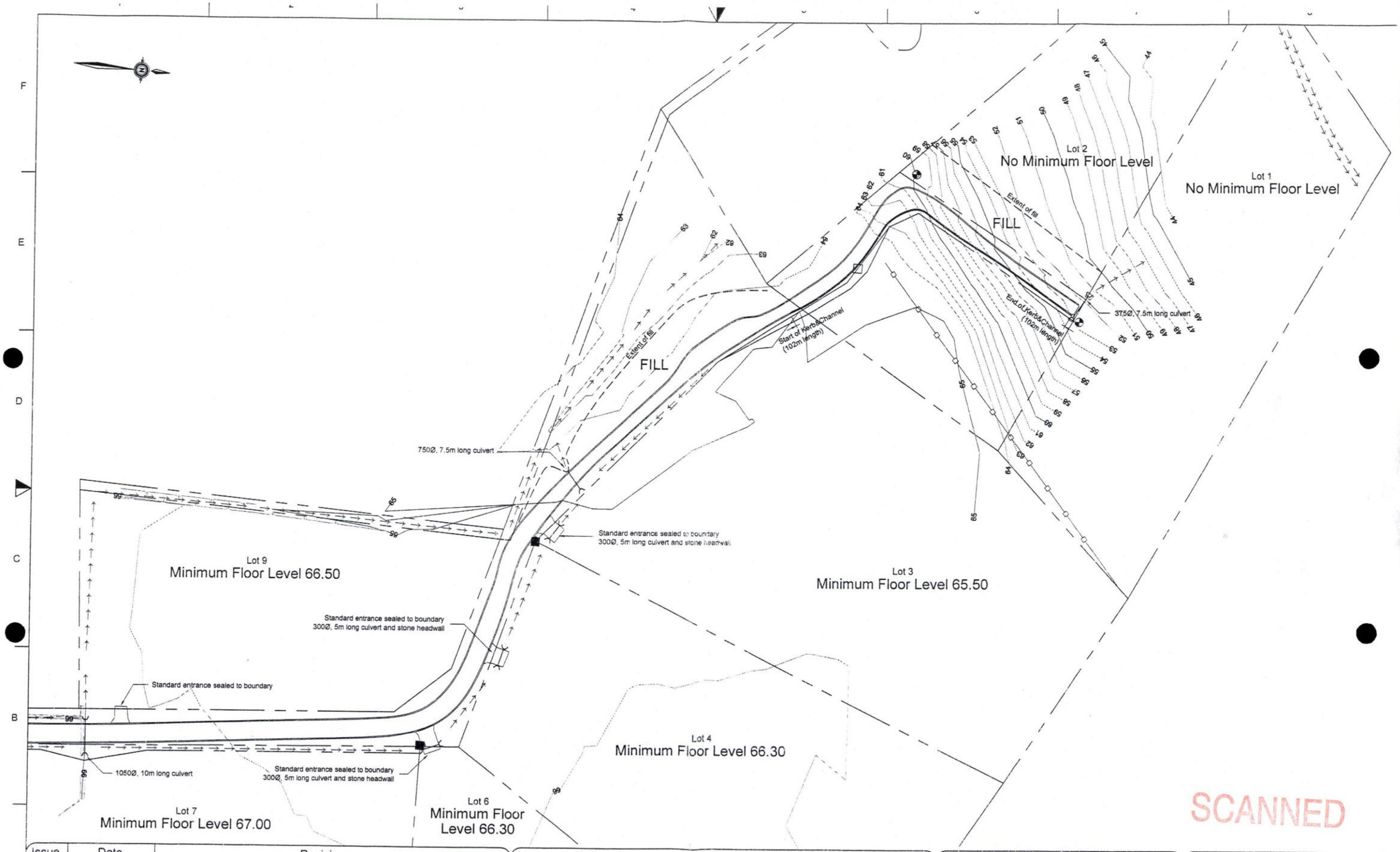
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Project No. 07 188



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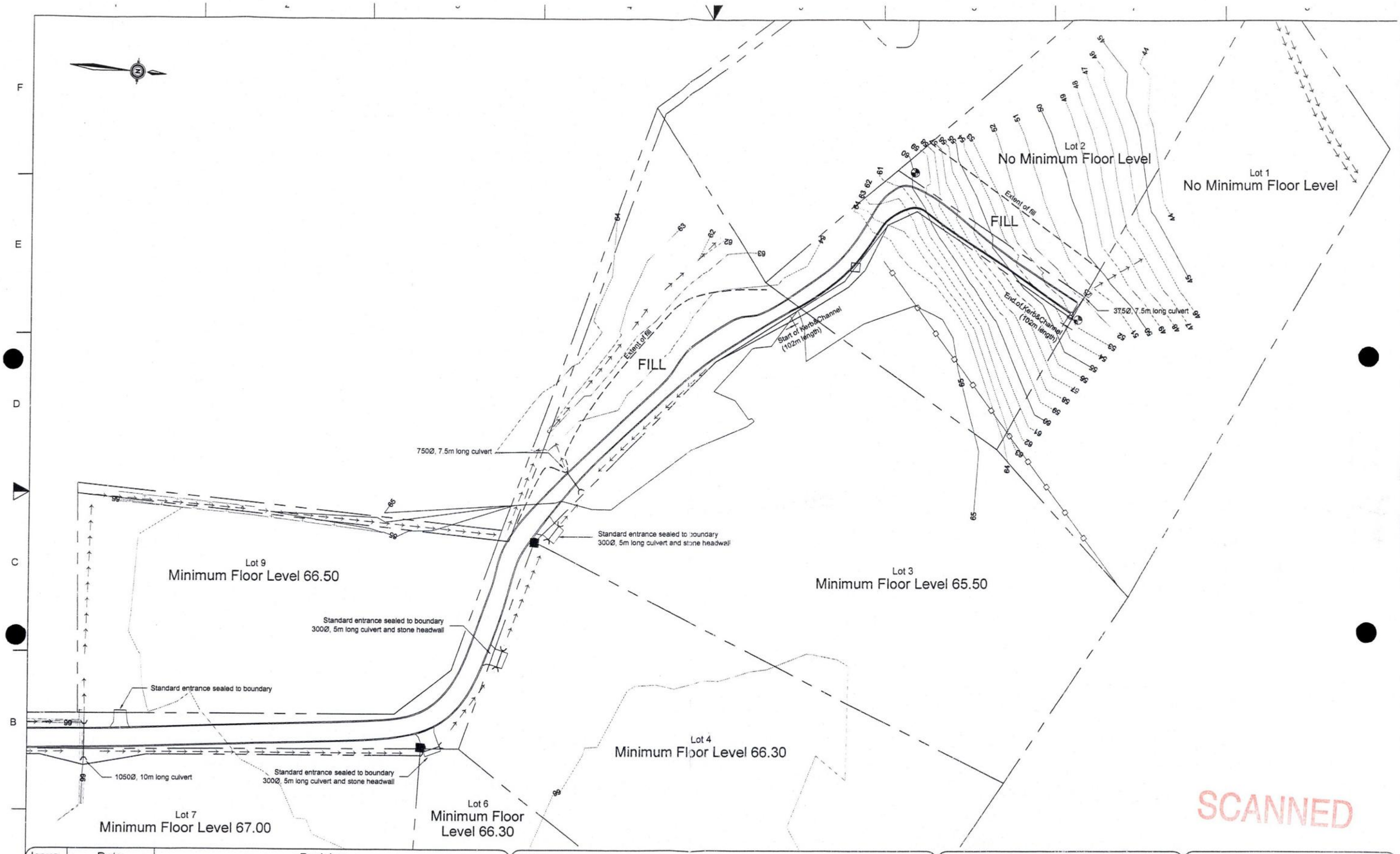
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Project: Subdivision Road

Client: S and B Trading Trust

Project No. 07 188

New subdivision access

S & B Trading Trust

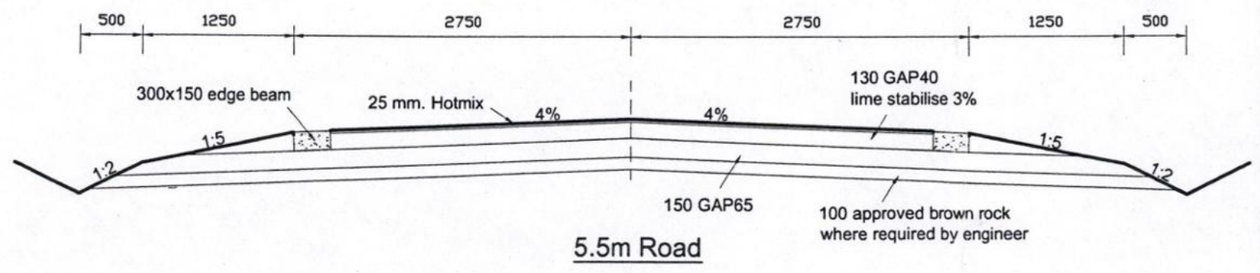
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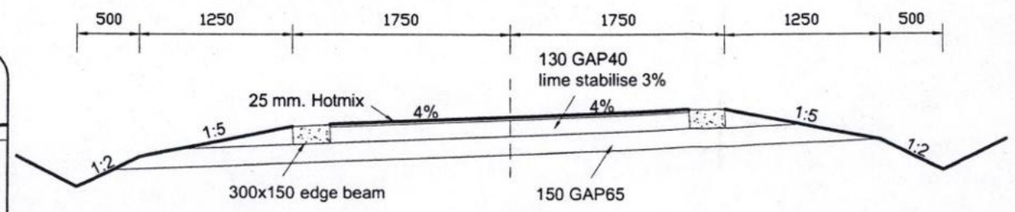
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Index

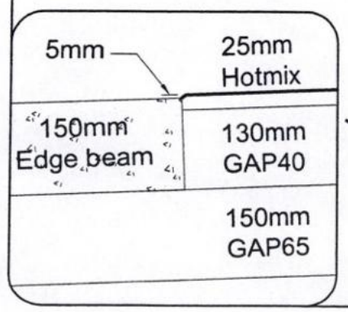
Drawings	Sheet
Road plan	1-2
Detail	3
Long sections	4-5



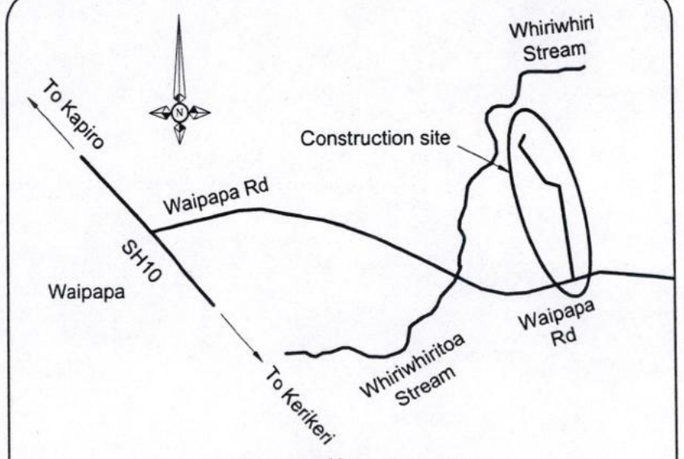
5.5m Road



3m Road



Typical Cross Section



Locality map

Road widening. Undercut existing shoulders to full width (see detail sheet3)

Road marking to Council standard

Waipapa Road

Chip seal to driveway boundary

Hotmix seal internal access

Culvert 1050

Culvert 750

Standard entrance

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Extend existing culvert
(both sides)

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Lot 9

Lot 8

Lot 7

Lot 6

18.19 Approx.

0.000 20.000 40.000 60.000 80.000 100.000 120.000 140.000 160.000 180.000 200.000 220.000 240.000 260.000 280.000 300.000 320.000 340.000 360.000 380.000

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Issue	Date	Revision

DWG Road Plan

DWG No.		Sheet No.	01 of 05	Scale	1:500@A1
Drawn	PC	Checked		Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg			Date	08/01/2008

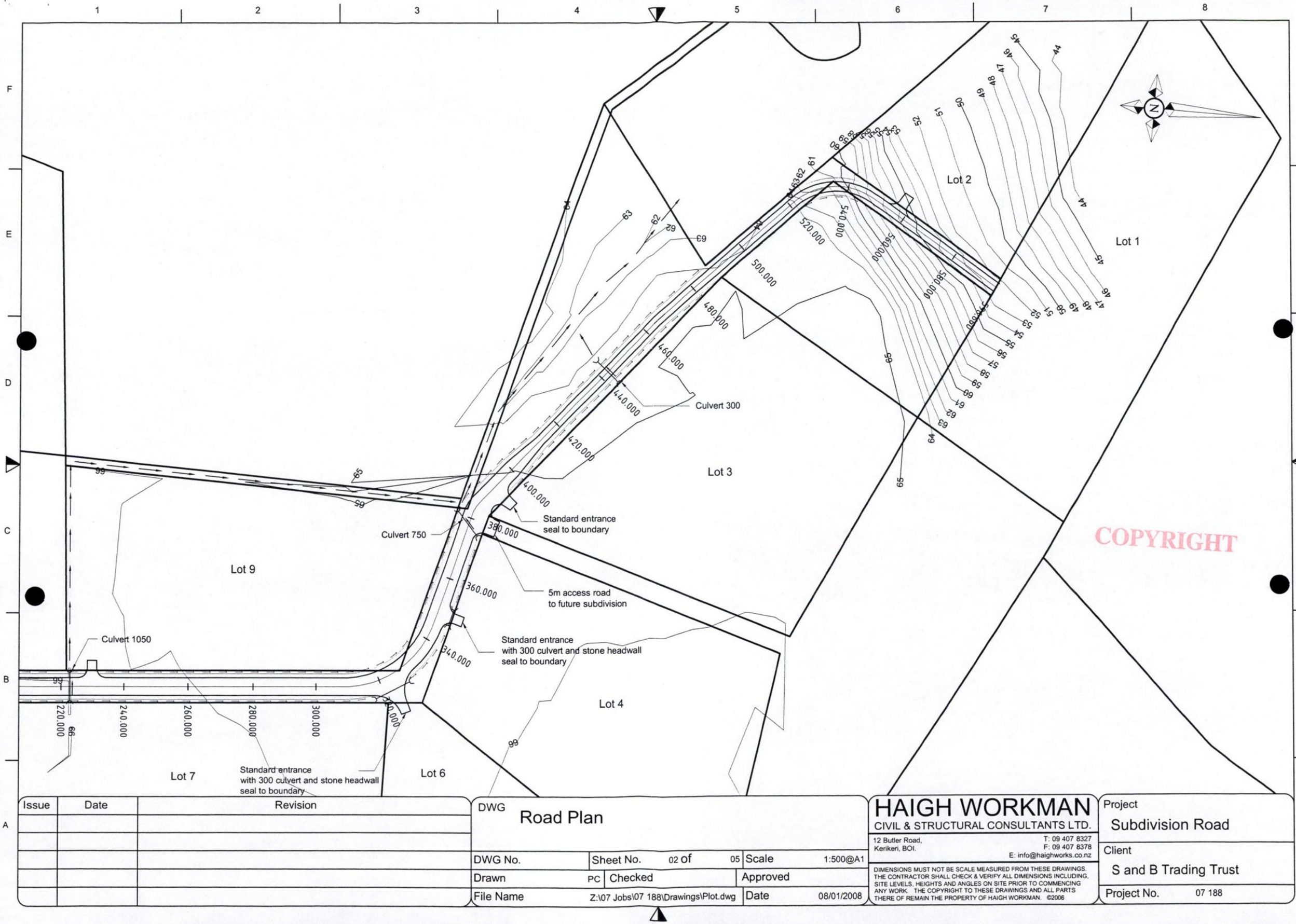
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Subdivision Road

Client
S and B Trading Trust

Project No. 07 188



Issue	Date	Revision

DWG: Road Plan

DWG No.		Sheet No.	02 of 05	Scale	1:500@A1
Drawn	PC	Checked		Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg			Date	08/01/2008

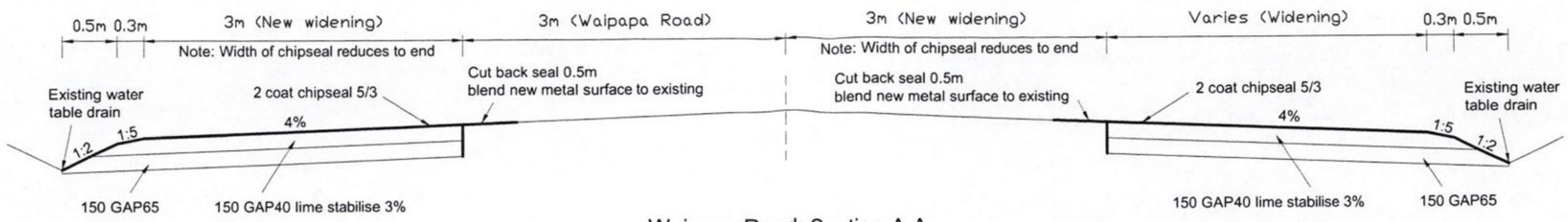
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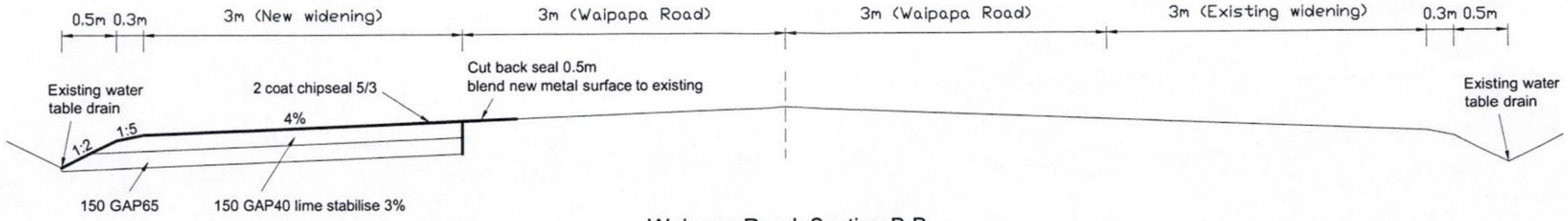
Project: Subdivision Road

Client: S and B Trading Trust

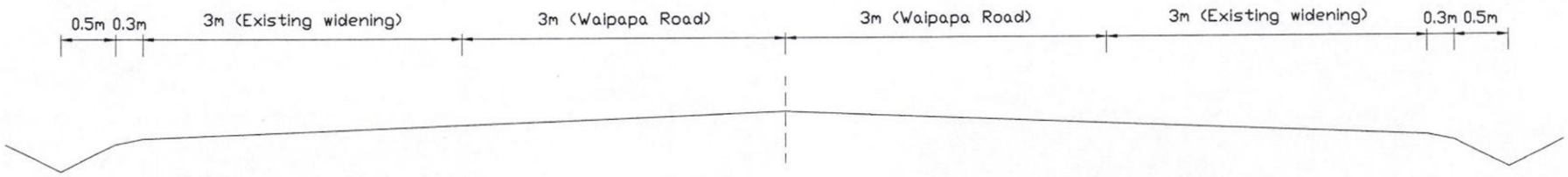
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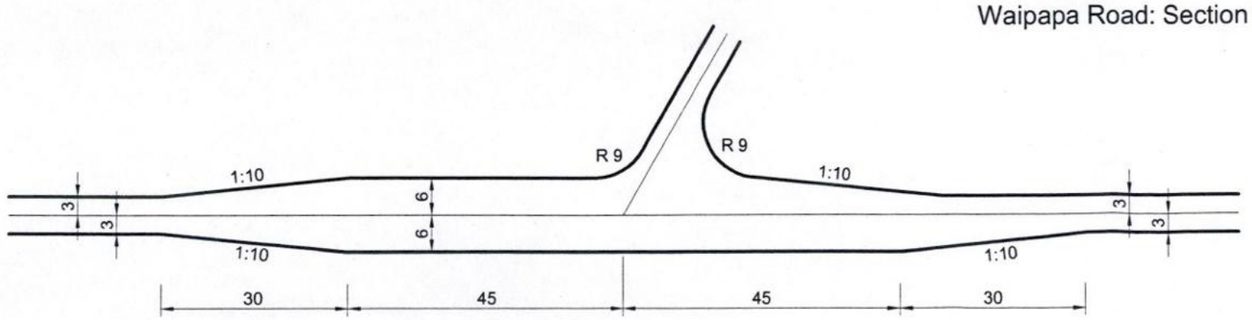
Waipapa Road: Section A-A



Waipapa Road: Section B-B



Waipapa Road: Section C-C Existing cross section complies with requirement. No upgrade required



Required entrance road widening
(Diagram D)

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Issue	Date	Revision

DWG: Detail of Entrance works at Waipapa Road, Kerikeri

DWG No.		Sheet No.	03 of 05	Scale	NTS@A1
Drawn	PC	Checked		Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg			Date	08/01/2008

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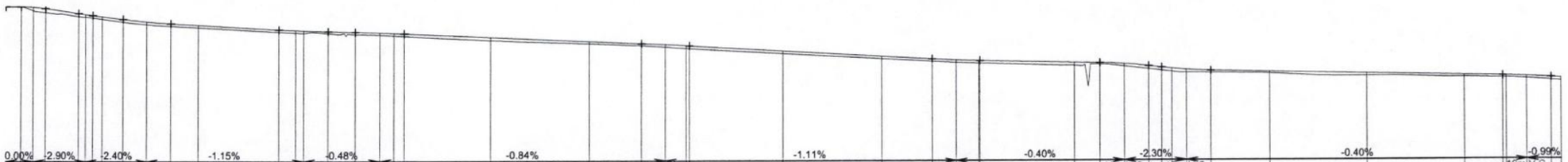
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Client: S and B Trading Trust

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DESIGN GRADELINE VERTICAL GEOMETRY HORIZONTAL GEOMETRY		0.00%	-2.90%	-2.40%	-1.15%	-0.48%	-0.84%	-1.11%	-0.40%	-2.30%	-0.40%	-0.99%
		5m V.C.	3m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C.	10m V.C. -30m Rad
		VTP	VIP 68.810 VTP	VIP 68.782 VTP	VTP	VIP 68.184 VTP	VTP	VIP 67.815 VTP	VTP	VIP 67.740 VTP	VTP	VIP 67.252 VTP	VTP	VIP 66.588 VTP	VTP	VIP 66.447 VTP	VTP	VIP 66.155 VTP	VTP	VIP 65.875 VTP
DATUM 58.0																				
DESIGN CENTRE LINE	68.81	68.81	68.79	68.74	68.54	68.20	68.13	68.06	67.87	67.84	67.82	67.79	67.76	67.74	67.72	67.70	67.55	67.38	67.29	67.25	67.20	67.20	66.98	66.76	66.64	66.60	66.57	66.57	66.49	66.47	66.42	66.33	66.27	66.23	66.18	66.14	66.09	66.01	65.93	65.89	65.89	65.87	65.82	65.80
EXISTING SURFACE	68.81	68.81	68.65	68.57	68.42	68.09	68.03	67.96	67.77	67.74	67.73	67.71	67.66	67.65	67.62	67.60	67.43	67.29	67.21	67.14	67.09	67.08	66.87	66.66	66.55	66.50	66.47	66.47	66.36	66.40	66.32	66.21	66.15	66.10	66.06	66.05	66.02	65.91	65.84	65.83	65.83	65.79	65.72	65.69
CUT/FILL (-/+)		0.00	0.14	0.16	0.12	0.11	0.10	0.10	0.10	0.10	0.10	0.08	0.10	0.09	0.09	0.10	0.12	0.09	0.08	0.10	0.12	0.12	0.11	0.10	0.09	0.10	0.10	0.10	0.13	0.07	0.10	0.12	0.12	0.13	0.11	0.08	0.07	0.10	0.08	0.07	0.06	0.08	0.10	0.11
CHAINAGE	0.00	3.11	5.61	8.11	15.06	16.56	18.06	20.00	24.42	29.42	34.42	40.00	56.60	60.00	61.60	66.60	72.13	77.13	80.00	82.13	100.00	120.00	130.65	135.65	140.00	140.65	160.00	180.00	190.22	195.22	200.00	200.22	220.00	225.22	230.22	235.22	237.90	240.00	242.90	247.90	260.00	280.00	300.00	307.95	308.70	312.95	317.95	320.00

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

Issue	Date	Revision

DWG: Road Long Section

DWG No.	Sheet No. 04 of 05	Scale	As Shown@A1
Drawn PC	Checked	Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg	Date	08/01/2008

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Client: S and B Trading Trust

Project No. 07 188



CHAINAGE	DESIGN CENTRE LINE	EXISTING SURFACE	CUT/FILL (-/+)
300.00	65.93	65.84	0.08
307.95	65.89	65.83	0.07
308.70	65.89	65.83	0.06
312.95	65.87	65.79	0.08
317.95	65.82	65.72	0.10
320.00	65.80	65.69	0.11
340.00	65.61	65.44	0.16
345.41	65.55	65.38	0.17
360.00	65.41	65.35	0.06
380.00	65.21	65.32	-0.11
381.45	65.19	65.30	-0.10
385.75	65.15	65.12	0.03
400.00	65.01	64.97	0.04
420.00	64.81	64.64	0.17
440.00	64.61	64.48	0.13
442.72	64.58	64.45	0.14
447.72	64.54	64.42	0.12
452.72	64.51	64.41	0.10
460.00	64.47	64.46	0.01
463.56	64.45	64.47	-0.02
467.88	64.43	64.50	-0.07
480.00	64.37	64.33	0.04
483.82	64.35	64.21	0.14
493.82	64.16	64.06	0.10
500.00	63.92	63.69	0.23
503.82	63.72	64.02	-0.30
520.00	62.79	64.68	-1.89
521.83	62.69	63.94	-1.25
525.60	62.47	62.14	0.34
530.60	61.96	61.93	0.02
535.60	60.99	61.45	-0.45
540.00	59.94	59.92	0.02
544.34	58.91	58.44	0.47
548.50	57.96	57.57	0.39
559.34	55.94	55.84	0.10
560.00	55.84	55.74	0.10
574.34	54.19	53.97	0.22
580.00	53.76	53.36	0.39
596.66	52.49	52.39	0.10

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

Issue	Date	Revision

DWG **Road Long Section**

DWG No.	Sheet No. 05 of 05	Scale	As Shown@A1
Drawn PC	Checked	Approved	
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Client: S and B Trading Trust

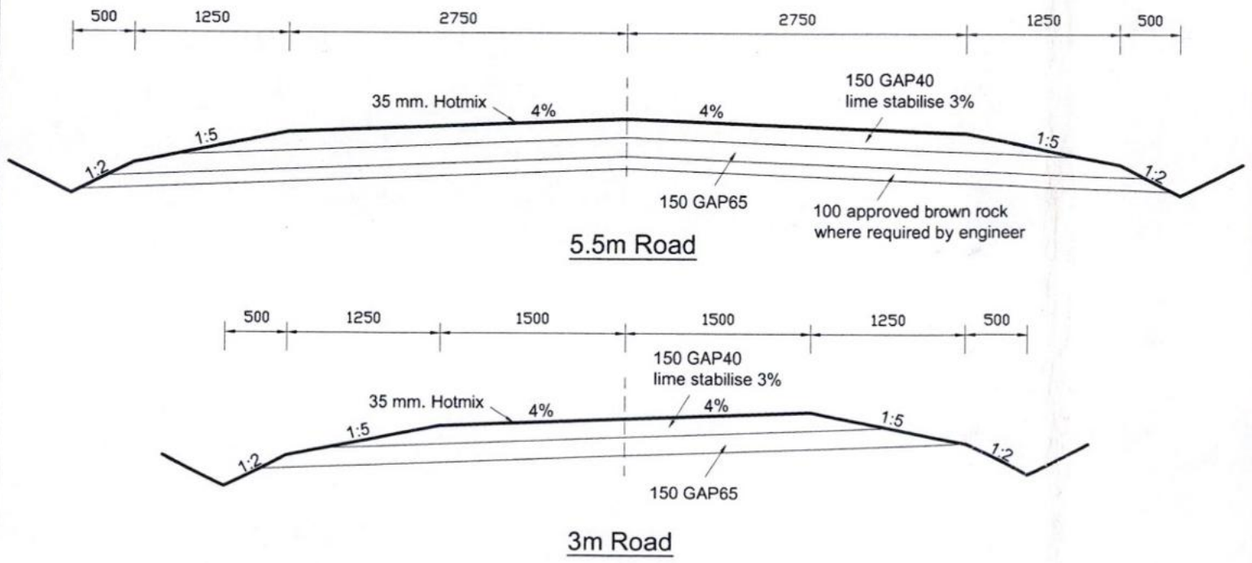
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Propose new subdivision access

S & B Trading Trust

Contract no. 07 188

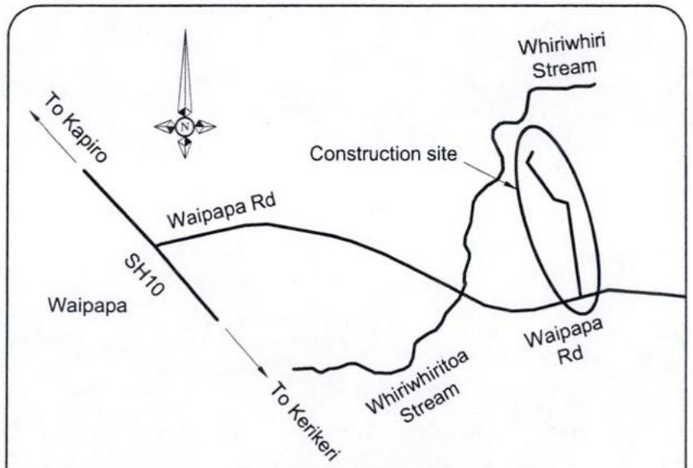
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Typical Cross Section

Index

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Detail	3
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Locality map

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Road widening. Undercut existing shoulders to full width (see detail sheet3)

Road marking to Council standard

Chip seal to driveway boundary

Hotmix seal internal access

Culvert 1050

Culvert 750

Standard entrance

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Extend existing culvert
(both sides)

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Lot 9

Lot 8

Lot 7

Lot 6

18.19 Approx.

0.000 20.000 40.000 60.000 80.000 100.000 120.000 140.000 160.000 180.000 200.000 220.000 240.000 260.000 280.000 300.000 320.000 340.000 360.000 380.000

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Issue	Date	Revision

DWG Road Plan

DWG No.		Sheet No.	01 of 05	Scale	1:500@A1
Drawn	PC	Checked		Approved	
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Project
Subdivision Road

Client
S and B Trading Trust

Project No. 07 188

Lot 1

Lot 2

Lot 3

Lot 4

Lot 6

Lot 7

Lot 9

Culvert 300

Culvert 750

Culvert 1050

Standard entrance
seal to boundary

5m access road
to future subdivision

Standard entrance
with 300 culvert and stone headwall
seal to boundary

Standard entrance
with 300 culvert and stone headwall
seal to boundary

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Issue	Date	Revision

DWG Road Plan

DWG No.	Sheet No. 02 of 05	Scale	1:500@A1
Drawn PC	Checked	Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg	Date	08/01/2008

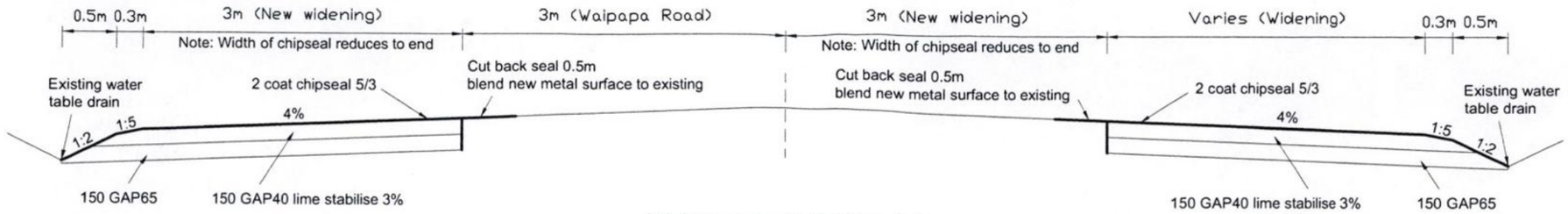
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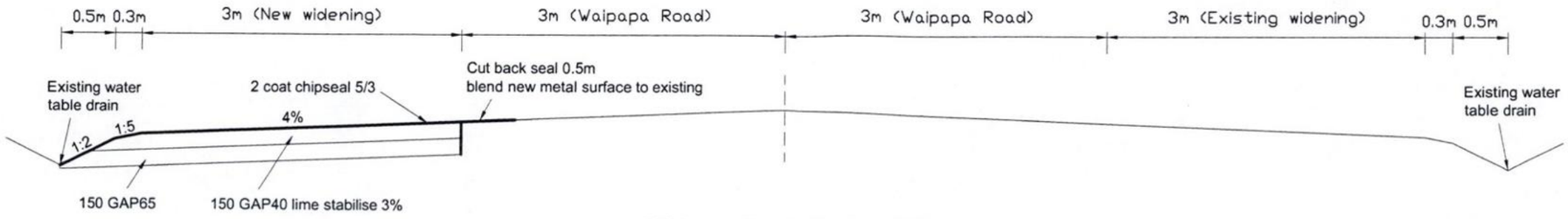
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Subdivision Road

Client
S and B Trading Trust

Project No. 07 188

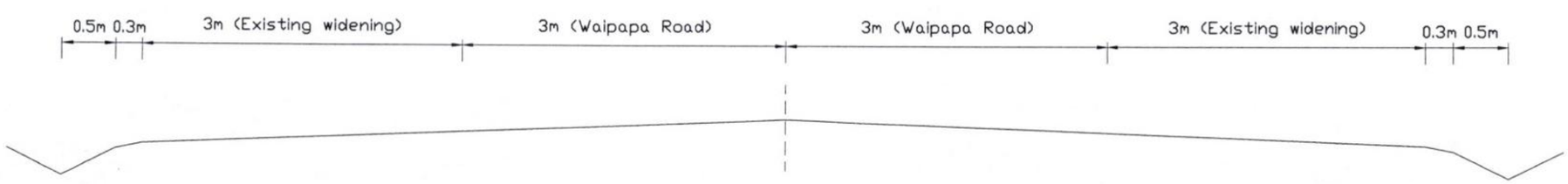


Waipapa Road: Section A-A

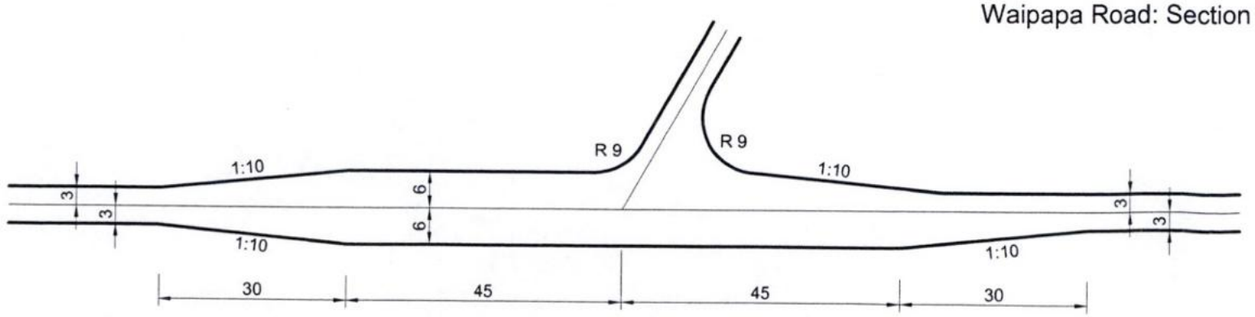


Waipapa Road: Section B-B

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Waipapa Road: Section C-C Existing cross section complies with requirement. No upgrade required



Required entrance road widening
(Diagram D)

For Tender

Issue	Date	Revision

DWG: Detail of Entrance works at Waipapa Road, Kerikeri

DWG No.		Sheet No.	03 of 05	Scale	NTS@A1
Drawn	PC	Checked		Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg			Date	08/01/2008

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Client: S and B Trading Trust

Project No. 07 188



CHAINAGE	DESIGN CENTRE LINE	EXISTING SURFACE	CUT/FILL (-/+)
0.00		68.81	
3.11	68.81	68.81	0.00
5.61	68.79	68.65	0.14
8.11	68.74	68.57	0.16
15.06	68.54	68.42	0.12
16.56	68.49	68.40	0.10
18.06	68.46	68.36	0.10
20.00	68.41	68.31	0.10
24.42	68.30	68.19	0.11
29.42	68.20	68.09	0.11
34.42	68.13	68.03	0.10
40.00	68.06	67.96	0.10
56.60	67.87	67.77	0.10
60.00	67.84	67.74	0.10
61.60	67.82	67.73	0.10
66.60	67.79	67.71	0.08
72.13	67.76	67.66	0.10
77.13	67.74	67.65	0.09
80.00	67.72	67.62	0.09
82.13	67.70	67.60	0.10
100.00	67.55	67.43	0.12
120.00	67.38	67.29	0.09
130.65	67.29	67.21	0.08
135.65	67.25	67.14	0.10
140.00	67.20	67.09	0.12
140.65	67.20	67.08	0.12
160.00	66.98	66.87	0.11
180.00	66.76	66.66	0.10
190.22	66.64	66.55	0.09
195.22	66.60	66.50	0.10
200.00	66.57	66.47	0.10
200.22	66.57	66.47	0.10
220.00	66.49	66.36	0.13
225.22	66.47	66.40	0.07
230.22	66.42	66.32	0.10
235.22	66.33	66.21	0.12
237.90	66.27	66.15	0.12
240.00	66.23	66.10	0.13
242.90	66.18	66.06	0.11
247.90	66.14	66.05	0.08
260.00	66.09	66.02	0.07
280.00	66.01	65.91	0.10
300.00	65.93	65.84	0.08
307.95	65.89	65.83	0.07
308.70	65.89	65.83	0.06
312.95	65.87	65.79	0.08
317.95	65.82	65.72	0.10
320.00	65.80	65.69	0.11

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

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Issue	Date	Revision

DWG: Road Long Section

DWG No. | Sheet No. 04 of 05 | Scale As Shown@A1

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Project: Subdivision Road

Client: S and B Trading Trust

Project No. 07 188

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DESIGN GRADELINE VERTICAL GEOMETRY HORIZONTAL GEOMETRY	-0.40%				-0.99%									-0.52%				-5.74%				-23.83%				-7.62%			
		10m V.C.			-30m Rad				10m Rad				10m V.C.			50m Rad	20m V.C.			10m V.C.	20m Rad		30m V.C.						
DATUM 46.0		VTP	VIP 65.875	VTP									VTP	VIP 64.535	VTP		VTP	VIP 64.295	VTP	VTP	VIP 62.184	VTP	VTP	VIP 55.334	VTP				
DESIGN CENTRE LINE	65.93	65.89	65.89	65.87	65.82	65.80	65.61	65.55	65.41	65.21	65.19	65.15	65.01	64.81	64.61	64.58	64.54	64.51	64.47	64.45	64.43	64.37	64.35	64.16	63.92	63.72	62.79	62.69	62.47	61.96	60.99	59.94	58.91	57.96	55.94	55.84	54.19	53.76	52.49
EXISTING SURFACE	65.84	65.83	65.83	65.79	65.72	65.69	65.44	65.38	65.35	65.32	65.30	65.12	64.97	64.64	64.48	64.45	64.42	64.41	64.46	64.47	64.50	64.33	64.21	64.06	63.69	64.02	64.68	63.94	62.14	61.93	61.45	59.92	58.44	57.57	55.84	55.74	53.97	53.36	52.39
CUT/FILL (-/+)	0.08	0.07	0.06	0.08	0.10	0.11	0.16	0.17	0.06	-0.11	-0.10	0.03	0.04	0.17	0.13	0.14	0.12	0.10	0.01	-0.02	-0.07	0.04	0.14	0.10	0.23	-0.30	-1.89	-1.25	0.34	0.02	-0.45	0.02	0.47	0.39	0.10	0.10	0.22	0.39	0.10
CHAINAGE	300.00	307.95	308.70	312.95	317.95	320.00	340.00	345.41	360.00	380.00	381.45	385.75	400.00	420.00	440.00	442.72	447.72	452.72	460.00	463.56	467.88	480.00	483.82	493.82	500.00	503.82	520.00	521.83	525.60	530.60	535.60	540.00	544.34	548.50	559.34	560.00	574.34	580.00	596.66

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

For Tender

Issue	Date	Revision

DWG: Road Long Section

DWG No.		Sheet No.	05 of 05	Scale	As Shown@A1
Drawn	PC	Checked		Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg			Date	08/01/2008

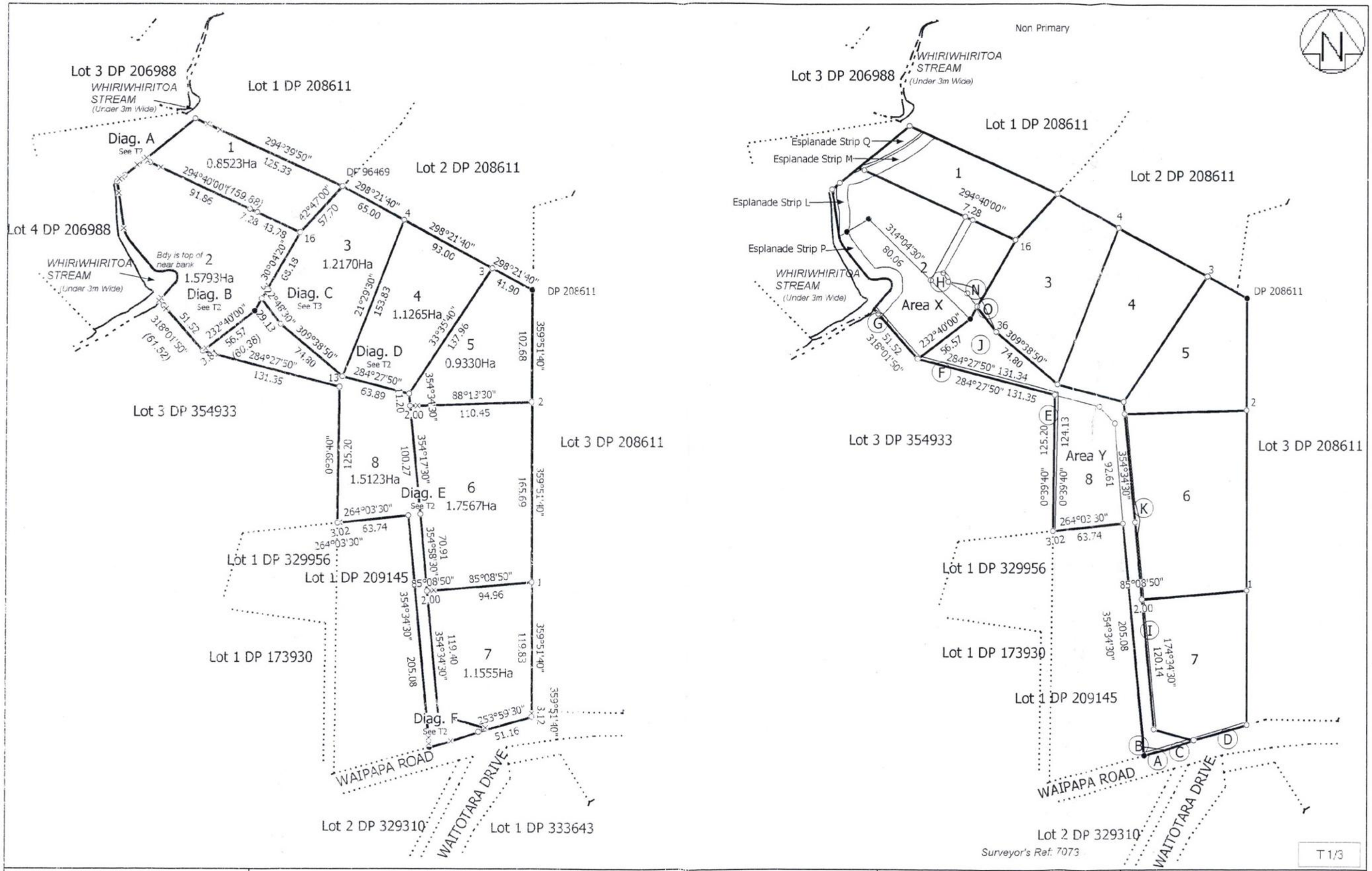
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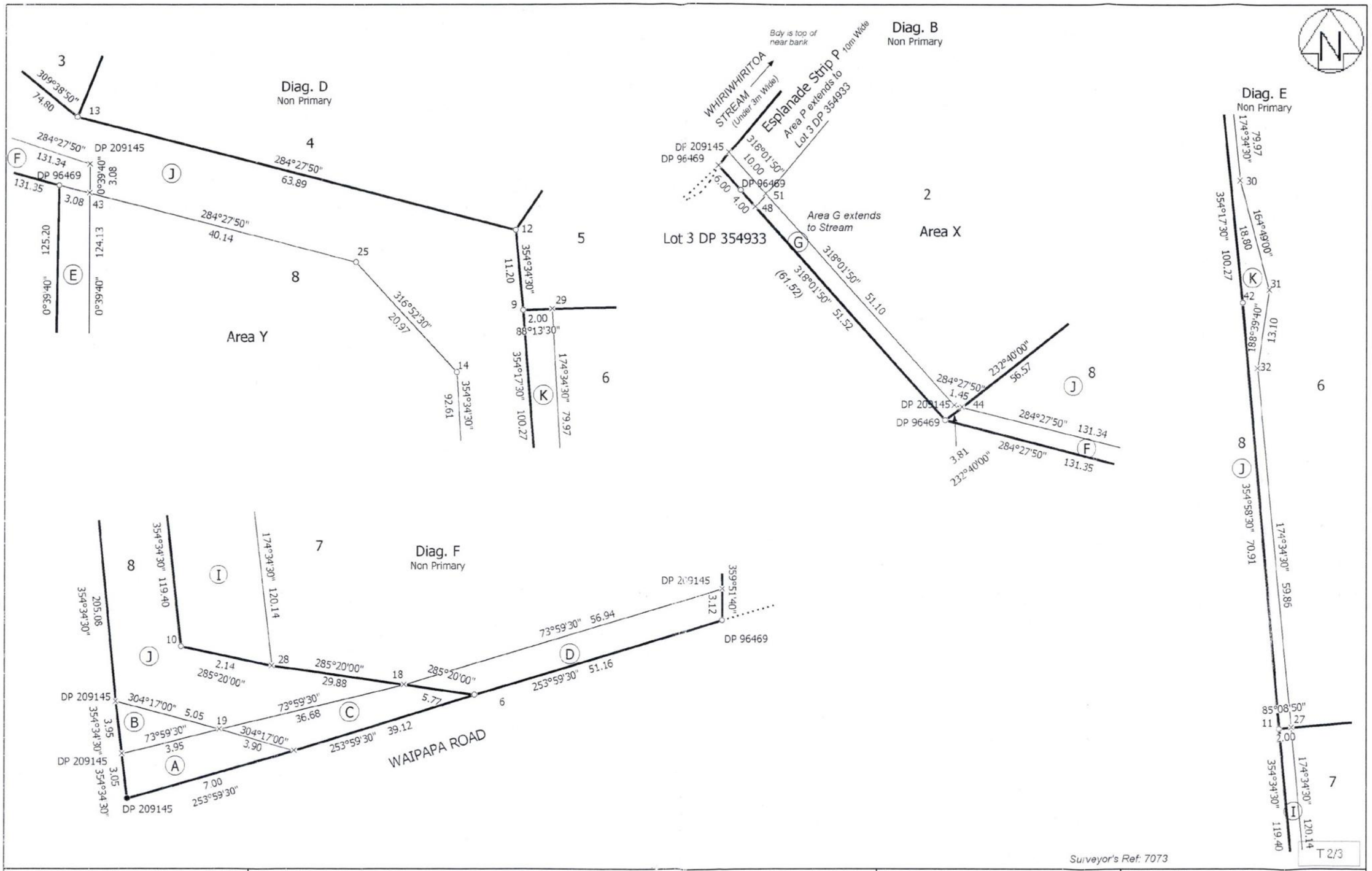
Project: Subdivision Road

Client: S and B Trading Trust

Project No. 07 188



Land District: North Auckland Digitally Generated Plan Generated on: 12/07/2010 5.38pm Page 1 of 3	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 406343



Surveyor's Ref: 7073

T 2/3

Land District: North Auckland Digitally Generated Plan Generated on: 12/07/2010 5:38pm Page 2 of 3	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 406343

Diag. AA

Diag. C
Non Primary

Lot 1 DP 208611

Lot 4 DP 206988

Esplanade Strip Q
10m Wide if possible

Esplanade Strip M
10m Wide

Esplanade Strip R
10m Wide if possible

Esplanade Strip L
10m Wide

Location of Whiriwhiritoa stream at time of survey

Location of Whiriwhiritoa stream at time of survey

DP 96469

DP 209145

(62) DP 209145

Bdy is top of near bank

Bdy is top of near bank

Esplanade Strip P
Extends to Lot 3 DP 354933 10m Wide

Lot 4 DP 206988

Lot 3 DP 354933
Extends to stream

1
0.8523Ha

2
1.5793Ha

Area X
Includes area within Esplanade Strip P

Area X

Surveyor's Ref: 7073

T 3/3

Land District: North Auckland Digitally Generated Plan Generated on: 12/07/2010 5:38pm Page 3 of 3	Lots 1 - 8 Being a Subdivision of Lot 2 DP 209145	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 406343

New subdivision access

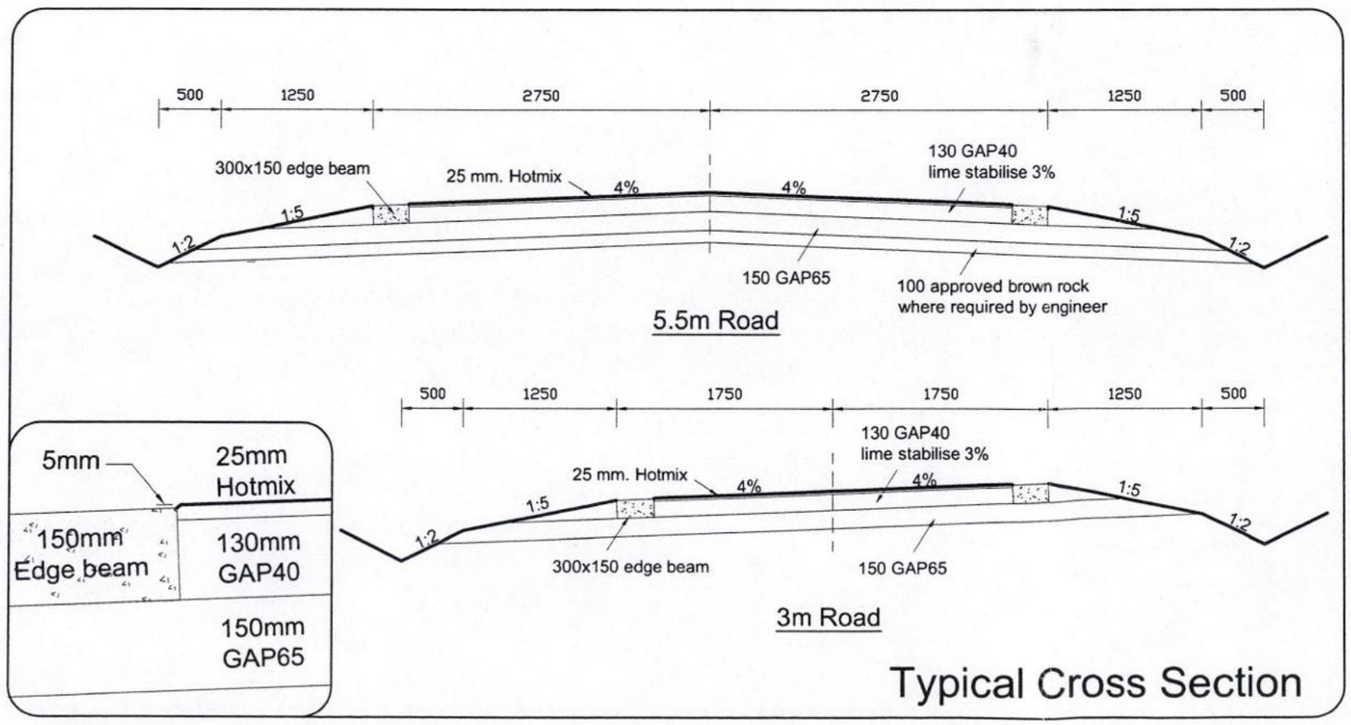
S & B Trading Trust

Contract no. 07 188

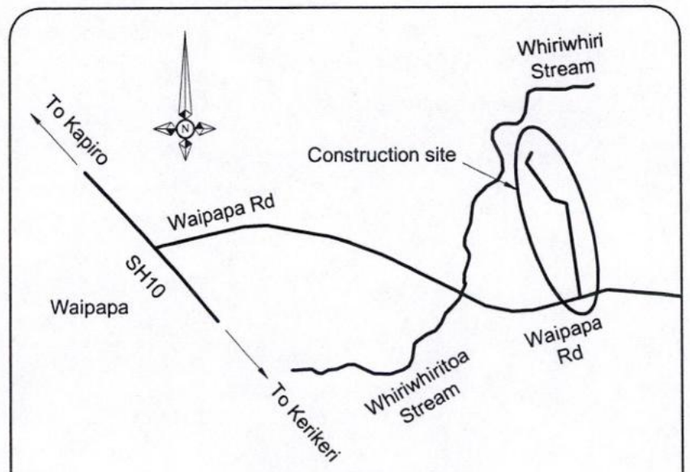
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Index

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Road plan	1-2
Detail	3
Long sections	4-5



Typical Cross Section



Locality map

Road widening. Undercut existing shoulders to full width (see detail sheet3)

Road marking to Council standard

Waipapa Road

18.19 Approx.

Chip seal to driveway boundary

Hotmix seal internal access

Culvert 1050

Culvert 750

Standard entrance

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Extend existing culvert
(both sides)

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Standard entrance
with 300 culvert and stone headwall
Seal to boundary

Lot 9

Lot 8

Lot 7

Lot 6

Issue	Date	Revision

DWG Road Plan

DWG No.	Sheet No. 01 of 05	Scale	1:500@A1
Drawn PC	Checked	Approved	
File Name	Z:\07 Jobs\07 188\Drawings\Plot.dwg	Date	08/01/2008

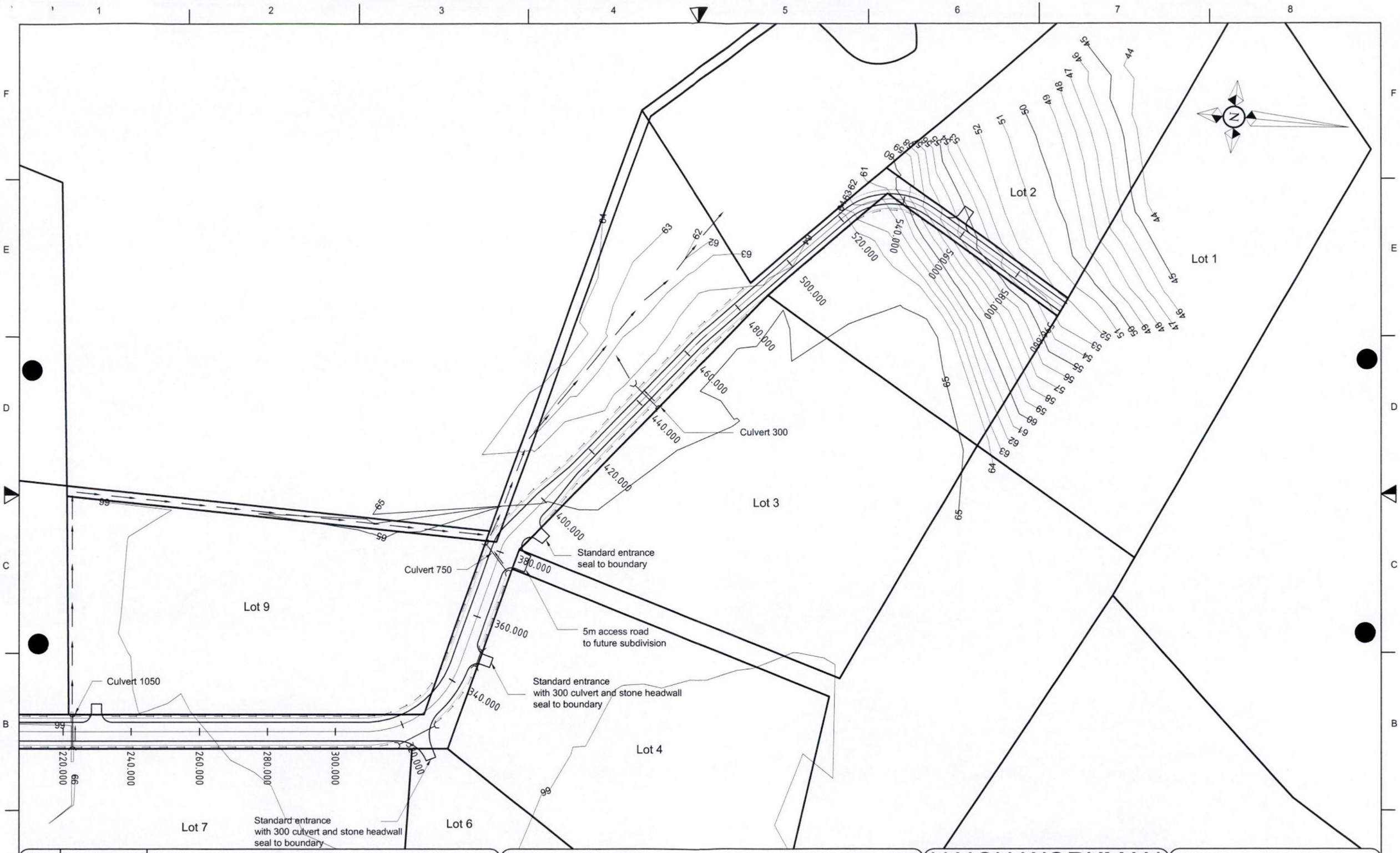
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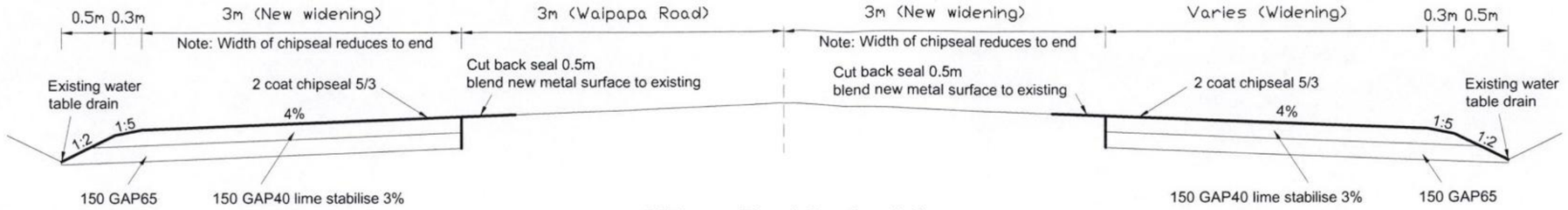
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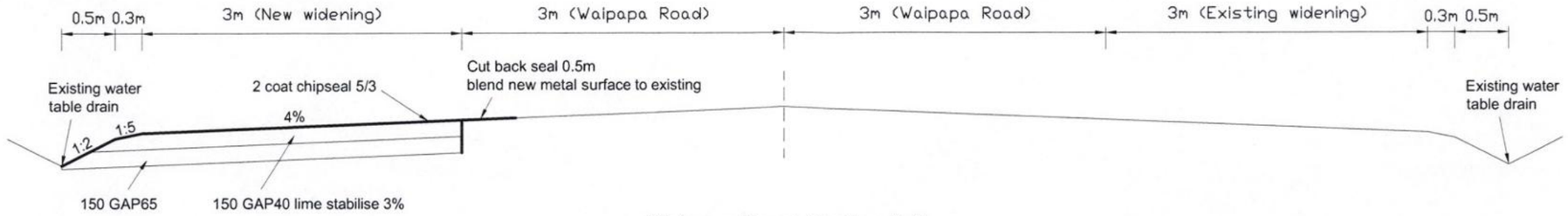
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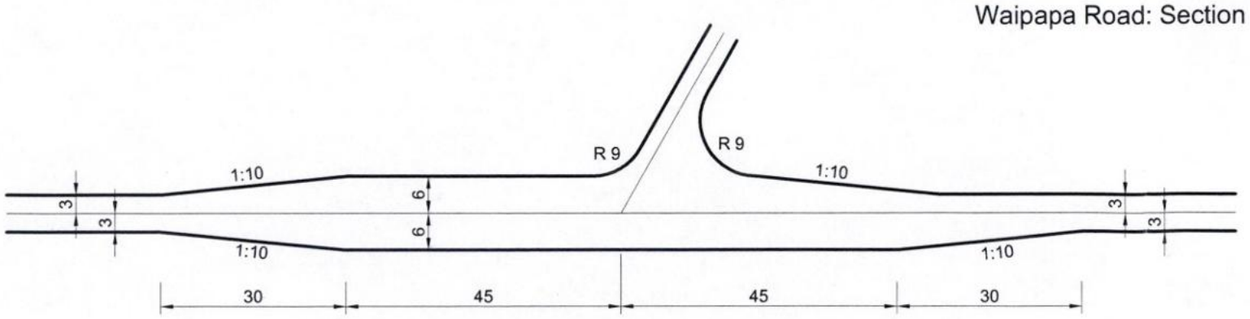
Waipapa Road: Section A-A



Waipapa Road: Section B-B



Waipapa Road: Section C-C Existing cross section complies with requirement. No upgrade required



Required entrance road widening
(Diagram D)

Issue	Date	Revision

DWG

Detail of Entrance works at Waipapa Road, Kerikeri

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Drawn	PC	Checked		Approved	
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Project No. 07 188



DESIGN CENTRE LINE		68.81	68.79	68.74	68.54	68.49	68.46	68.41	68.30	68.20	68.13	68.06
EXISTING SURFACE	68.81	68.81	68.65	68.57	68.42	68.40	68.36	68.31	68.19	68.09	68.03	67.96
CUT/FILL (-/+)		0.00	0.14	0.16	0.12	0.10	0.10	0.10	0.11	0.11	0.10	0.10
CHAINAGE	0.00	3.11	5.61	8.11	15.06	16.56	18.06	20.00	24.42	29.42	34.42	40.00

DESIGN CENTRE LINE	67.87	67.84	67.82	67.79	67.76	67.74	67.72	67.70	67.55	67.38	67.29	67.25	67.20	67.20
EXISTING SURFACE	67.77	67.74	67.73	67.71	67.66	67.65	67.62	67.60	67.43	67.29	67.21	67.14	67.09	67.08
CUT/FILL (-/+)	0.10	0.10	0.10	0.08	0.10	0.09	0.09	0.10	0.12	0.09	0.08	0.10	0.12	0.12
CHAINAGE	56.60	60.00	61.60	66.60	72.13	77.13	80.00	82.13	100.00	120.00	130.65	135.65	140.00	140.65

DESIGN CENTRE LINE	66.98	66.76	66.64	66.60	66.57	66.57	66.49	66.47	66.42	66.33	66.27	66.23	66.18	66.14
EXISTING SURFACE	66.87	66.66	66.55	66.50	66.47	66.47	66.36	66.40	66.32	66.21	66.15	66.10	66.06	66.05
CUT/FILL (-/+)	0.11	0.10	0.09	0.10	0.10	0.10	0.13	0.07	0.10	0.12	0.12	0.13	0.11	0.08
CHAINAGE	160.00	180.00	190.22	195.22	200.00	200.22	220.00	225.22	230.22	235.22	237.90	240.00	242.90	247.90

DESIGN CENTRE LINE	66.09	66.01	65.93	65.89	65.89	65.87	65.82	65.80
EXISTING SURFACE	66.02	65.91	65.84	65.83	65.83	65.79	65.72	65.69
CUT/FILL (-/+)	0.07	0.10	0.08	0.07	0.06	0.08	0.10	0.11
CHAINAGE	260.00	280.00	300.00	307.95	308.70	312.95	317.95	320.00

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

Issue	Date	Revision

DWG Road Long Section

DWG No.	Sheet No. 04 of 05	Scale As Shown@A1
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CHAINAGE	DESIGN CENTRE LINE	EXISTING SURFACE	CUT/FILL (-/+)
300.00	65.93	65.84	0.08
307.95	65.89	65.83	0.07
308.70	65.89	65.83	0.06
312.95	65.87	65.79	0.08
317.95	65.82	65.72	0.10
320.00	65.80	65.69	0.11
340.00	65.61	65.44	0.16
345.41	65.55	65.38	0.17
360.00	65.41	65.35	0.06
380.00	65.21	65.32	-0.11
381.45	65.19	65.30	-0.10
385.75	65.15	65.12	0.03
400.00	65.01	64.97	0.04
420.00	64.81	64.64	0.17
440.00	64.61	64.48	0.13
442.72	64.58	64.45	0.14
447.72	64.54	64.42	0.12
452.72	64.51	64.41	0.10
460.00	64.47	64.46	0.01
463.56	64.45	64.47	-0.02
467.88	64.43	64.50	-0.07
480.00	64.37	64.33	0.04
483.82	64.35	64.21	0.14
493.82	64.16	64.06	0.10
500.00	63.92	63.69	0.23
503.82	63.72	64.02	-0.30
520.00	62.79	64.68	-1.89
521.83	62.69	63.94	-1.25
525.60	62.47	62.14	0.34
530.60	61.96	61.93	0.02
535.60	60.99	61.45	-0.45
540.00	59.94	59.92	0.02
544.34	58.91	58.44	0.47
548.50	57.96	57.57	0.39
559.34	55.94	55.84	0.10
560.00	55.84	55.74	0.10
574.34	54.19	53.97	0.22
580.00	53.76	53.36	0.39
596.66	52.49	52.39	0.10

LONGITUDINAL SECTION

Horizontal scale 1:500

Vertical scale 1:100

Issue	Date	Revision

DWG **Road Long Section**

DWG No.	Sheet No. 05 of 05	Scale	As Shown@A1
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Project: Subdivision Road

Client: S and B Trading Trust

Project No. 07 188

FAR NORTH DISTRICT COUNCIL

IN THE MATTER OF THE RESOURCE MANAGEMENT ACT 1991:

AND

IN THE MATTER OF AN APPLICATION UNDER THE AFORESAID ACT, 1991 BY S & B TRADING TRUST.

APPLICATION NUMBER RC 2060780

AN APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE LOT 2 DP 209145 TO CREATE EIGHT LIFESTYLE LOTS AND ONE COMMONLY OWNED LOT.

THE PROPERTY IN RESPECT OF WHICH THE APPLICATION IS MADE, IS SITUATED AT WAIPAPA ROAD, KERIKERI.

HEARING

BEFORE THE HEARINGS COMMITTEE OF THE FAR NORTH DISTRICT COUNCIL, ON THE 28TH AUGUST 2006.

DECISION

THAT PURSUANT TO SECTIONS 104 AND 104B OF THE RESOURCE MANAGEMENT ACT 1991, THE COUNCIL GRANTS CONSENT TO THE APPLICATION (BEING RC 2060780) BY S & B TRADING TRUST, TO SUBDIVIDE LOT 2 DP 209145, SUCH LAND BEING LOCATED AT WAIPAPA ROAD, KERIKERI, TO CREATE 8 LIFESTYLE LOTS AND A COMMONLY OWNED LOT. THE CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT THE SURVEY PLAN SHALL SHOW

A) ALL EASEMENTS DULY GRANTED OR RESERVED, INCLUDING ANY REQUIRED DRAINAGE EASEMENTS TO SERVICE THE SUBDIVISION.

B) A 10 METRE WIDE ESPLANADE STRIP ALONG THE BOUNDARY OF ALL LOTS WHICH FRONT THE WHIRIWHIRITOA STREAM.

C) LOT 3 BEING DELETED AND COMBINED WITH THE ADJOINING LOT(S).

D) AN ACCESS STRIP OR EASEMENT TO PROVIDE A PUBLIC LINKAGE BETWEEN THE ESPLANDE STRIPS ON LOTS 1 & 2.

E) THE FOLLOWING AMALGAMATION CONDITION:

THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO SIX ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 1-8 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

2. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 223 OF THE ACT, THE SUBDIVIDING OWNER SHALL:

A) PROVIDE FOR COUNCIL'S APPROVAL AN AMENDED MANAGEMENT PLAN FOR THE SITE. THE PLAN SHALL INCLUDE THE DETAILS OF THE FOLLOWING:

- WEED AND PEST ERADICATION AND REPLANTING OF AREA X.
- WEED ERADICATION AND ADDITIONAL PLANTINGS WITHIN THE PROPOSED ESPLANADE STRIP.
- DETAILS OF LANDSCAPING PROPOSED AS PART OF THE SUBDIVISION TO ENHANCE RURAL AMENITY.
- FUTURE PLANTINGS IN CONJUNCTION WITH DWELLING CONSTRUCTION TO MITIGATE IMPACTS OF THE DWELLINGS ON RURAL AMENITY.
- ANY BUILDING RESTRICTIONS TO LIMIT IMPACTS ON RURAL AMENITY, INCLUDING HEIGHT RESTRICTIONS OF NINE METRES MAXIMUM.
- DETAILS OF TIMINGS OF THE PROPOSED WORKS AND THE RESPONSIBILITY FOR ON-GOING MAINTENANCE.

B) SUBMIT PLANS AND DETAILS OF ALL WORKS FOR THE APPROVAL OF COUNCIL PRIOR TO COMMENCING CONSTRUCTION. SUCH WORKS ARE TO BE DESIGNED IN ACCORDANCE WITH COUNCIL'S ENGINEERING STANDARDS AND GUIDELINES: 2004 AND NZS4404:2004.

IN PARTICULAR THE PLANS SHALL SHOW:

I) WAIPAPA ROAD WIDENED ADJACENT TO THE COMMON ACCESS LOT ENTRANCE TO COMPLY WITH TRANSIT NEW ZEALAND'S DIAGRAM D STANDARD FOR AN 80 KM/HR SPEED ZONE.

II) THE ENTRANCE AND SEAL WIDENING FINISHED TO A TWO COAT (GRADE 3 & GRADE 5) SEAL.

III) FORMED AND SEALED ACCESS ON LOT 9 TO A 5.0 METRE FINISHED CARRIAGEWAY WIDTH WITH A SEALED ENTRANCE TO EACH LOT.

IV) FORMED AND SEALED ACCESS ON EASEMENT H TO A 3.0 METRE FINISHED CARRIAGEWAY WIDTH WITH A SEALED ENTRANCE TO EACH LOT.

C) FOLLOWING APPROVAL OF THE PLANS AND SELECTION OF THE CONTRACTOR PROVIDE TO COUNCIL;
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.

3. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT, THE SUBDIVIDING OWNER SHALL:

A) PROVIDE CERTIFICATION FROM A SUITABLY QUALIFIED AND EXPERIENCED LANDSCAPE ARCHITECT THAT ALL WORKS REQUIRED BY THE APPROVED MANAGEMENT PLAN BEEN SUCCESSFULLY UNDERTAKEN.

B) UPON COMPLETION OF THE WORKS IN 2 B) ABOVE PROVIDE CERTIFICATION OF THE WORK FROM A CHARTERED PROFESSIONAL ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

C) PROVIDE EVIDENCE THAT A MAINTENANCE AGREEMENT (INCLUDING A RETENTION OF 10% OF THE CONTRACT PRICE) HAS BEEN ENTERED INTO WITH THE CONTRACTOR WHO IS TO MAINTAIN THE WORK ON LEGAL ROAD FOR A MINIMUM PERIOD OF TWELVE MONTHS OR THE CONSENT HOLDER SHALL ALSO ENTER INTO A BOND WITH COUNCIL FOR A PERIOD OF TWELVE MONTHS FOR THE PURPOSE OF ENSURING THAT THE ROAD REMAINS IN COMPLIANCE WITH COUNCIL'S ENGINEERING STANDARDS. THE MINIMUM VALUE OF THE BOND (WHICH SHALL BE OF A TYPE SATISFYING COUNCIL) IS TO BE 10% OF THE CONSTRUCTION COST. ALL COSTS ASSOCIATED WITH THE PREPARATION, CHECKING AND EXECUTING OF THE BOND SHALL BE MET BY THE CONSENT HOLDER.

D) PROVIDE EVIDENCE THAT ELECTRICAL AND TELECOMMUNICATION SERVICES HAVE BEEN RETICULATED TO THE BOUNDARY OF EACH LOT.

E) PROVIDE FOR COUNCIL'S APPROVAL A LEGAL DOCUMENT WHICH APPORTIONS FUTURE MAINTENANCE (INCLUDING MAINTENANCE OF ANY LANDSCAPING) AND UPGRADING COSTS OF THE COMMONLY OWNED ACCESSWAY AMONGST THE OWNERS AND PROVIDE A SOLICITOR'S UNDERTAKING TO REGISTER THE DOCUMENT AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS.

F) PROVIDE A SOLICITOR'S UNDERTAKING TO:

- REGISTER THE ESPLANADE STRIP AND ACCESS STRIP/EASEMENT DOCUMENTS FOR THE STRIPS/ACCESSWAY OVER LOTS 1 & 2. THE DOCUMENTATION SHALL BE PREPARED AT THE APPLICANT'S EXPENSE TO COUNCIL'S SATISFACTION.

G) 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 DOSDLI 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)

H) SECURE THE CONDITIONS BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS. THE COSTS OF PREPARING, CHECKING AND EXECUTING THE NOTICE SHALL BE MET BY THE APPLICANT:

I) ALL LOTS: EACH LOT WILL REQUIRE AN AEROBIC TREATMENT PLANT OR EQUIVALENT TO PROVIDE SATISFACTORY TREATMENT OF WASTEWATER PRIOR TO DISPOSAL. THE ON-GOING OPERATION AND MAINTENANCE OF THE SYSTEM IS TO BE COVERED BY A MAINTENANCE AGREEMENT UNDERTAKEN BY THE SYSTEM SUPPLIER OR ITS AUTHORISED AGENT.

II) ALL LOTS: ANY BUILDING CONSENT SHALL BE ACCOMPANIED BY A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT. THE PLAN SHALL BE DESIGNED TO ASSIST THE BUILT DEVELOPMENT TO BE ABSORBED INTO THE RURAL LANDSCAPE AND TO ENHANCE RURAL AMENITY. THE PLAN SHALL BE IMPLEMENTED WITHIN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE EXTERIOR OF THE DWELLING AND BE MAINTAINED ON A CONTINUING BASIS THEREAFTER.

III) ALL LOTS: ANY DWELLING WILL REQUIRE FOUNDATIONS SPECIFICALLY DESIGNED BY A CHARTERED PROFESSIONAL ENGINEER, THE DETAILS OF WHICH SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.

IV) ALL LOTS: THE LANDOWNERS AND OCCUPIERS SHALL MAINTAIN ON A CONTINUING BASIS ALL PLANTINGS, WEED CONTROL AND

WORKS UNDERTAKEN IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.

V) LOT 8: VEHICULAR ACCESS TO LOT 2 SHALL BE OBTAINED ONLY VIA LOT 9. NO OTHER POINTS OF ENTRY SHALL BE PERMITTED TO WAIPAPA ROAD.

VI) LOTS 6 & 7: ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

REASONS FOR THE DECISION

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DECISION ARE AS FOLLOWS:

(A) SUBJECT TO CONDITIONS OF CONSENT ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE PROPOSAL ARE CONSIDERED TO BE MINOR. THE PROPOSAL IS CONSIDERED TO BE CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT IN THE WAIPAPA ROAD AREA.

(B) THE PROPOSAL IS CONSIDERED TO BE ACCORDANCE WITH THE MANAGEMENT PLAN PROVISIONS OF THE PROPOSED DISTRICT PLAN. IN PARTICULAR THERE WILL BE BENEFITS TO THE COMMUNITY BY THE PROVISION OF AN ESPLANADE STRIP ALONG THE WHIRIWHIRITOA STREAM WHICH IS IDENTIFIED AS AN ESPLANADE PRIORITY AREA WITHIN THE PROPOSED DISTRICT PLAN. THIS WILL ASSIST COUNCIL IN SATISFYING THE KERIKERI-PAIHIA TRACK STRATEGY.

(C) THE PROPOSAL IS CONSIDERED TO MEET THE GATEWAY TESTS FOR NON-COMPLYING ACTIVITIES AS THE ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE ACTIVITY ARE CONSIDERED TO BE MINOR. THE PROPOSAL IS CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE PROPOSED DISTRICT PLAN, ALTHOUGH IT IS NOT CONSISTENT WITH THE TRANSITIONAL DISTRICT PLAN.

(D) DUE TO THE PROPOSAL BEING CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT IN THE AREA, THE CREATION OF AN ESPLANADE STRIP AND THE PROPOSED PLANTINGS, THE PROPOSAL IS CONSIDERED TO PROMOTE THE SUSTAINABLE MANAGEMENT OF NATURAL RESOURCES.

THE RELEVANT STATUTORY PROVISIONS THAT WERE CONSIDERED (SECTION 113(1) (AA))

OVERALL THIS APPLICATION WAS CONSIDERED TO BE A NON-COMPLYING ACTIVITY (IN TERMS OF THE TRANSITIONAL DISTRICT PLAN) AND WAS

CONSIDERED IN TERMS OF SECTIONS 104, 104B, 104D AND PART 2 OF THE ACT.

OTHER RELEVANT PROVISIONS THAT WERE CONSIDERED (SECTION 113(1) (AB))

THE PROVISIONS OF THE FOLLOWING DOCUMENTS WERE CONSIDERED BY THE HEARINGS PANEL IN REACHING THIS DECISION.

PROPOSED DISTRICT PLAN: OBJECTIVE 11.7.3.5, POLICY 11.7.4.1, OBJECTIVES 12.3.1 & 12.3.2, POLICIES 12.4.1 & 12.4.2

PREAMBLE

THE PROPOSAL CONSISTS OF THE CREATION OF EIGHT LIFESTYLE ALLOTMENTS WITHIN THE RURAL PRODUCTION ZONE UNDER THE MANAGEMENT PLAN SUBDIVISION STANDARDS. THE SITE IS LOCATED AT WAIPAPA ROAD, KERIKERI. OPPOSITION TO THE PROPOSAL WAS BASED ON THE DENSITY OF THE PROPOSAL AND CONCERNS OVER THE ACCURACY OF THE LOCATION OF THE WHIRIWHIRITOA STREAM.

THE PRINCIPAL ISSUES THAT WERE IN CONTENTION (SECTION 113(1)(AC))

THE PRINCIPAL ISSUES THAT WERE IN CONTENTION WERE:

(1) APPROPRIATENESS OF THE DENSITY OF THE PROPOSAL.

(2) THE POTENTIAL EFFECTS ON RURAL AMENITY FROM THE PROPOSED DEVELOPMENT.

(3) THE ADEQUACY OF THE MANAGEMENT PLAN PREPARED AS PART OF THE APPLICATION.

SUMMARY OF THE EVIDENCE HEARD (SECTION 113(1)(AD))

EVIDENCE ON BEHALF OF THE APPLICANT WAS GIVEN BY:

LYNLEY NEWPORT, PLANNER FOR THE APPLICANT PRESENTED WRITTEN EVIDENCE ADDRESSING PLANNING ISSUES RAISED BY IN THE STAFF REPORT.

NO SUBMITTERS ATTENDED THE HEARING.

THE MAIN FINDINGS OF FACT (SECTION 113(1) (AE))

THE MAIN FINDINGS OF FACT DETERMINED BY THE HEARINGS PANEL THAT HAVE LED TO THE ABOVE DECISION AND THE REASONS FOR THAT DECISION ARE AS FOLLOWS. THEY HAVE BEEN REACHED AFTER CONSIDERING THE APPLICATION, VISITING THE SITE, THE EVIDENCE HEARD AT THE HEARING, THE REPORT PREPARED BY THE REPORTING PLANNER, ALL THE RELEVANT STATUTORY AND PLANNING PROVISIONS, AS WELL AS THE PRINCIPAL ISSUES THAT WERE IN CONTENTION.

1. THE PROPOSAL SUBJECT TO THE DELETION OF ONE SITE IS CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT WITHIN THE AREA.
2. SUBJECT TO CONDITIONS OF CONSENT, THE PROPOSAL IS CONSISTENT WITH THE OBJECTIVES AND POLICIES AND THE MANAGEMENT PLAN PROVISIONS OF THE PROPOSED DISTRICT PLAN.
3. ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE PROPOSAL ARE MINOR SUBJECT TO COMPLIANCE WITH CONDITIONS OF CONSENT.
4. COMMUNITY BENEFIT WILL ARISE THROUGH THE PROVISION OF ESPLANADE STRIPS ALONG THE BANKS OF THE WHIRIWHIRITOA STREAM.

LAPSING OF CONSENT

PURSUANT TO SECTION 125 OF THE RESOURCE MANAGEMENT ACT 1991, THIS RESOURCE CONSENT WILL EXPIRE 5 YEARS AFTER THE DATE OF COMMENCEMENT OF CONSENT UNLESS, BEFORE THE CONSENT LAPSES;

(A) THE CONSENT IS GIVEN EFFECT TO; OR

(B) AN APPLICATION IS MADE TO THE COUNCIL TO EXTEND THE PERIOD OF CONSENT, AND THE COUNCIL DECIDES TO GRANT AN EXTENSION AFTER TAKING INTO ACCOUNT THE STATUTORY CONSIDERATIONS, SET OUT IN SECTION 125(1)(B) OF THE RESOURCE MANAGEMENT ACT 1991.

ADVICE NOTES

1. THE APPLICANTS ARE ADVISED THAT AN INVOICE WILL FOLLOW THIS DECISION BEING ADDITIONAL COSTS INCURRED IN ITS PROCESSING.

2. 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 AND COMPLY WITH THE REQUIREMENTS AND PROVISIONS OF THE HISTORIC PLACES ACT 1993.

3. 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 UNDER SEPARATE COVER AND ISSUED BY THE UTILITIES DEPARTMENT OF THE COUNCIL. COUNCIL WILL RAISE AN INVOICE AT S224(C) APPLICATION STAGE. THE INVOICE WILL NEED TO BE PAID IN FULL BEFORE A COMPLETION CERTIFICATE CAN BE ISSUED.

.....

CHAIRMAN, HEARINGS COMMITTEE

2/10/06

.....

DATE

FAR NORTH DISTRICT COUNCIL

IN THE MATTER OF THE RESOURCE MANAGEMENT ACT 1991:

AND

IN THE MATTER OF AN APPLICATION UNDER THE AFORESAID ACT, 1991 BY S & B TRADING TRUST.

APPLICATION NUMBER RC 2060780

AN APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE LOT 2 DP 209145 TO CREATE EIGHT LIFESTYLE LOTS AND ONE COMMONLY OWNED LOT.

THE PROPERTY IN RESPECT OF WHICH THE APPLICATION IS MADE, IS SITUATED AT WAIPAPA ROAD, KERIKERI.

HEARING

BEFORE THE HEARINGS COMMITTEE OF THE FAR NORTH DISTRICT COUNCIL, ON THE 28TH AUGUST 2006.

DECISION

THAT PURSUANT TO SECTIONS 104 AND 104B OF THE RESOURCE MANAGEMENT ACT 1991, THE COUNCIL GRANTS CONSENT TO THE APPLICATION (BEING RC 2060780) BY S & B TRADING TRUST, TO SUBDIVIDE LOT 2 DP 209145, SUCH LAND BEING LOCATED AT WAIPAPA ROAD, KERIKERI, TO CREATE 8 LIFESTYLE LOTS AND A COMMONLY OWNED LOT. THE CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT THE SURVEY PLAN SHALL SHOW

A) ALL EASEMENTS DULY GRANTED OR RESERVED, INCLUDING ANY REQUIRED DRAINAGE EASEMENTS TO SERVICE THE SUBDIVISION.

B) A 10 METRE WIDE ESPLANADE STRIP ALONG THE BOUNDARY OF ALL LOTS WHICH FRONT THE WHIRIWHIRITOA STREAM.

C) LOT 3 BEING DELETED AND COMBINED WITH THE ADJOINING LOT(S).

D) AN ACCESS STRIP OR EASEMENT TO PROVIDE A PUBLIC LINKAGE BETWEEN THE ESPLANDE STRIPS ON LOTS 1 & 2.

E) THE FOLLOWING AMALGAMATION CONDITION:

THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO SIX ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 1-8 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

2. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 223 OF THE ACT, THE SUBDIVIDING OWNER SHALL:

A) PROVIDE FOR COUNCIL'S APPROVAL AN AMENDED MANAGEMENT PLAN FOR THE SITE. THE PLAN SHALL INCLUDE THE DETAILS OF THE FOLLOWING:

- WEED AND PEST ERADICATION AND REPLANTING OF AREA X.
- WEED ERADICATION AND ADDITIONAL PLANTINGS WITHIN THE PROPOSED ESPLANADE STRIP.
- DETAILS OF LANDSCAPING PROPOSED AS PART OF THE SUBDIVISION TO ENHANCE RURAL AMENITY.
- FUTURE PLANTINGS IN CONJUNCTION WITH DWELLING CONSTRUCTION TO MITIGATE IMPACTS OF THE DWELLINGS ON RURAL AMENITY.
- ANY BUILDING RESTRICTIONS TO LIMIT IMPACTS ON RURAL AMENITY, INCLUDING HEIGHT RESTRICTIONS OF NINE METRES MAXIMUM.
- DETAILS OF TIMINGS OF THE PROPOSED WORKS AND THE RESPONSIBILITY FOR ON-GOING MAINTENANCE.

B) SUBMIT PLANS AND DETAILS OF ALL WORKS FOR THE APPROVAL OF COUNCIL PRIOR TO COMMENCING CONSTRUCTION. SUCH WORKS ARE TO BE DESIGNED IN ACCORDANCE WITH COUNCIL'S ENGINEERING STANDARDS AND GUIDELINES: 2004 AND NZS4404:2004.

IN PARTICULAR THE PLANS SHALL SHOW:

I) WAIPAPA ROAD WIDENED ADJACENT TO THE COMMON ACCESS LOT ENTRANCE TO COMPLY WITH TRANSIT NEW ZEALAND'S DIAGRAM D STANDARD FOR AN 80 KM/HR SPEED ZONE.

II) THE ENTRANCE AND SEAL WIDENING FINISHED TO A TWO COAT (GRADE 3 & GRADE 5) SEAL.

III) FORMED AND SEALED ACCESS ON LOT 9 TO A 5.0 METRE FINISHED CARRIAGEWAY WIDTH WITH A SEALED ENTRANCE TO EACH LOT.

IV) FORMED AND SEALED ACCESS ON EASEMENT H TO A 3.0 METRE FINISHED CARRIAGEWAY WIDTH WITH A SEALED ENTRANCE TO EACH LOT.

C) FOLLOWING APPROVAL OF THE PLANS AND SELECTION OF THE CONTRACTOR PROVIDE TO COUNCIL;
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.

3. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT, THE SUBDIVIDING OWNER SHALL:

A) PROVIDE CERTIFICATION FROM A SUITABLY QUALIFIED AND EXPERIENCED LANDSCAPE ARCHITECT THAT ALL WORKS REQUIRED BY THE APPROVED MANAGEMENT PLAN BEEN SUCCESSFULLY UNDERTAKEN.

B) UPON COMPLETION OF THE WORKS IN 2 B) ABOVE PROVIDE CERTIFICATION OF THE WORK FROM A CHARTERED PROFESSIONAL ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

C) PROVIDE EVIDENCE THAT A MAINTENANCE AGREEMENT (INCLUDING A RETENTION OF 10% OF THE CONTRACT PRICE) HAS BEEN ENTERED INTO WITH THE CONTRACTOR WHO IS TO MAINTAIN THE WORK ON LEGAL ROAD FOR A MINIMUM PERIOD OF TWELVE MONTHS OR THE CONSENT HOLDER SHALL ALSO ENTER INTO A BOND WITH COUNCIL FOR A PERIOD OF TWELVE MONTHS FOR THE PURPOSE OF ENSURING THAT THE ROAD REMAINS IN COMPLIANCE WITH COUNCIL'S ENGINEERING STANDARDS. THE MINIMUM VALUE OF THE BOND (WHICH SHALL BE OF A TYPE SATISFYING COUNCIL) IS TO BE 10% OF THE CONSTRUCTION COST. ALL COSTS ASSOCIATED WITH THE PREPARATION, CHECKING AND EXECUTING OF THE BOND SHALL BE MET BY THE CONSENT HOLDER.

D) PROVIDE EVIDENCE THAT ELECTRICAL AND TELECOMMUNICATION SERVICES HAVE BEEN RETICULATED TO THE BOUNDARY OF EACH LOT.

E) PROVIDE FOR COUNCIL'S APPROVAL A LEGAL DOCUMENT WHICH APPORTIONS FUTURE MAINTENANCE (INCLUDING MAINTENANCE OF ANY LANDSCAPING) AND UPGRADING COSTS OF THE COMMONLY OWNED ACCESSWAY AMONGST THE OWNERS AND PROVIDE A SOLICITOR'S UNDERTAKING TO REGISTER THE DOCUMENT AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS.

F) PROVIDE A SOLICITOR'S UNDERTAKING TO:

- REGISTER THE ESPLANADE STRIP AND ACCESS STRIP/EASEMENT DOCUMENTS FOR THE STRIPS/ACCESSWAY OVER LOTS 1 & 2. THE DOCUMENTATION SHALL BE PREPARED AT THE APPLICANT'S EXPENSE TO COUNCIL'S SATISFACTION.

G) 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 DOSDLI 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)

H) SECURE THE CONDITIONS BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS. THE COSTS OF PREPARING, CHECKING AND EXECUTING THE NOTICE SHALL BE MET BY THE APPLICANT:

I) ALL LOTS: EACH LOT WILL REQUIRE AN AEROBIC TREATMENT PLANT OR EQUIVALENT TO PROVIDE SATISFACTORY TREATMENT OF WASTEWATER PRIOR TO DISPOSAL. THE ON-GOING OPERATION AND MAINTENANCE OF THE SYSTEM IS TO BE COVERED BY A MAINTENANCE AGREEMENT UNDERTAKEN BY THE SYSTEM SUPPLIER OR ITS AUTHORISED AGENT.

II) ALL LOTS: ANY BUILDING CONSENT SHALL BE ACCOMPANIED BY A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT. THE PLAN SHALL BE DESIGNED TO ASSIST THE BUILT DEVELOPMENT TO BE ABSORBED INTO THE RURAL LANDSCAPE AND TO ENHANCE RURAL AMENITY. THE PLAN SHALL BE IMPLEMENTED WITHIN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE EXTERIOR OF THE DWELLING AND BE MAINTAINED ON A CONTINUING BASIS THEREAFTER.

III) ALL LOTS: ANY DWELLING WILL REQUIRE FOUNDATIONS SPECIFICALLY DESIGNED BY A CHARTERED PROFESSIONAL ENGINEER, THE DETAILS OF WHICH SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.

IV) ALL LOTS: THE LANDOWNERS AND OCCUPIERS SHALL MAINTAIN ON A CONTINUING BASIS ALL PLANTINGS, WEED CONTROL AND

WORKS UNDERTAKEN IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.

V) LOT 8: VEHICULAR ACCESS TO LOT 2 SHALL BE OBTAINED ONLY VIA LOT 9. NO OTHER POINTS OF ENTRY SHALL BE PERMITTED TO WAIPAPA ROAD.

VI) LOTS 6 & 7: ANY BUILDING CONSENT APPLICATION FOR A HABITABLE BUILDING SHALL BE ACCOMPANIED BY A REPORT FROM A CHARTERED PROFESSIONAL ENGINEER IDENTIFYING MINIMUM FLOOR LEVELS TO BE ABOVE ANY POTENTIAL FLOOD FLOWS AS OUTLINED IN PART 5 OF THE HAIGH WORKMAN SITE SUITABILITY REPORT DATED 17/10/05 SUBMITTED AS APPENDIX 5 TO THE RESOURCE CONSENT APPLICATION.

REASONS FOR THE DECISION

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DECISION ARE AS FOLLOWS:

(A) SUBJECT TO CONDITIONS OF CONSENT ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE PROPOSAL ARE CONSIDERED TO BE MINOR. THE PROPOSAL IS CONSIDERED TO BE CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT IN THE WAIPAPA ROAD AREA.

(B) THE PROPOSAL IS CONSIDERED TO BE ACCORDANCE WITH THE MANAGEMENT PLAN PROVISIONS OF THE PROPOSED DISTRICT PLAN. IN PARTICULAR THERE WILL BE BENEFITS TO THE COMMUNITY BY THE PROVISION OF AN ESPLANADE STRIP ALONG THE WHIRIWHIRITOA STREAM WHICH IS IDENTIFIED AS AN ESPLANADE PRIORITY AREA WITHIN THE PROPOSED DISTRICT PLAN. THIS WILL ASSIST COUNCIL IN SATISFYING THE KERIKERI-PAIHIA TRACK STRATEGY.

(C) THE PROPOSAL IS CONSIDERED TO MEET THE GATEWAY TESTS FOR NON-COMPLYING ACTIVITIES AS THE ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE ACTIVITY ARE CONSIDERED TO BE MINOR. THE PROPOSAL IS CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE PROPOSED DISTRICT PLAN, ALTHOUGH IT IS NOT CONSISTENT WITH THE TRANSITIONAL DISTRICT PLAN.

(D) DUE TO THE PROPOSAL BEING CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT IN THE AREA, THE CREATION OF AN ESPLANADE STRIP AND THE PROPOSED PLANTINGS, THE PROPOSAL IS CONSIDERED TO PROMOTE THE SUSTAINABLE MANAGEMENT OF NATURAL RESOURCES.

THE RELEVANT STATUTORY PROVISIONS THAT WERE CONSIDERED (SECTION 113(1) (AA))

OVERALL THIS APPLICATION WAS CONSIDERED TO BE A NON-COMPLYING ACTIVITY (IN TERMS OF THE TRANSITIONAL DISTRICT PLAN) AND WAS

CONSIDERED IN TERMS OF SECTIONS 104, 104B, 104D AND PART 2 OF THE ACT.

OTHER RELEVANT PROVISIONS THAT WERE CONSIDERED (SECTION 113(1) (AB))

THE PROVISIONS OF THE FOLLOWING DOCUMENTS WERE CONSIDERED BY THE HEARINGS PANEL IN REACHING THIS DECISION.

PROPOSED DISTRICT PLAN; OBJECTIVE 11.7.3.5, POLICY 11.7.4.1, OBJECTIVES 12.3.1 & 12.3.2, POLICIES 12.4.1 & 12.4.2

PREAMBLE

THE PROPOSAL CONSISTS OF THE CREATION OF EIGHT LIFESTYLE ALLOTMENTS WITHIN THE RURAL PRODUCTION ZONE UNDER THE MANAGEMENT PLAN SUBDIVISION STANDARDS. THE SITE IS LOCATED AT WAIPAPA ROAD, KERIKERI. OPPOSITION TO THE PROPOSAL WAS BASED ON THE DENSITY OF THE PROPOSAL AND CONCERNS OVER THE ACCURACY OF THE LOCATION OF THE WHIRIWHIRITOA STREAM.

THE PRINCIPAL ISSUES THAT WERE IN CONTENTION (SECTION 113(1)(AC))

THE PRINCIPAL ISSUES THAT WERE IN CONTENTION WERE:

(1) APPROPRIATENESS OF THE DENSITY OF THE PROPOSAL.

(2) THE POTENTIAL EFFECTS ON RURAL AMENITY FROM THE PROPOSED DEVELOPMENT.

(3) THE ADEQUACY OF THE MANAGEMENT PLAN PREPARED AS PART OF THE APPLICATION.

SUMMARY OF THE EVIDENCE HEARD (SECTION 113(1)(AD))

EVIDENCE ON BEHALF OF THE APPLICANT WAS GIVEN BY:

LYNLEY NEWPORT, PLANNER FOR THE APPLICANT PRESENTED WRITTEN EVIDENCE ADDRESSING PLANNING ISSUES RAISED BY IN THE STAFF REPORT.

NO SUBMITTERS ATTENDED THE HEARING.

THE MAIN FINDINGS OF FACT (SECTION 113(1) (AE))

THE MAIN FINDINGS OF FACT DETERMINED BY THE HEARINGS PANEL THAT HAVE LED TO THE ABOVE DECISION AND THE REASONS FOR THAT DECISION ARE AS FOLLOWS. THEY HAVE BEEN REACHED AFTER CONSIDERING THE APPLICATION, VISITING THE SITE, THE EVIDENCE HEARD AT THE HEARING, THE REPORT PREPARED BY THE REPORTING PLANNER, ALL THE RELEVANT STATUTORY AND PLANNING PROVISIONS, AS WELL AS THE PRINCIPAL ISSUES THAT WERE IN CONTENTION.

1. THE PROPOSAL SUBJECT TO THE DELETION OF ONE SITE IS CONSISTENT WITH THE EVOLVING PATTERN OF DEVELOPMENT WITHIN THE AREA.
2. SUBJECT TO CONDITIONS OF CONSENT, THE PROPOSAL IS CONSISTENT WITH THE OBJECTIVES AND POLICIES AND THE MANAGEMENT PLAN PROVISIONS OF THE PROPOSED DISTRICT PLAN.
3. ENVIRONMENTAL EFFECTS ASSOCIATED WITH THE PROPOSAL ARE MINOR SUBJECT TO COMPLIANCE WITH CONDITIONS OF CONSENT.
4. COMMUNITY BENEFIT WILL ARISE THROUGH THE PROVISION OF ESPLANADE STRIPS ALONG THE BANKS OF THE WHIRIWHIRITOA STREAM.

LAPSING OF CONSENT

PURSUANT TO SECTION 125 OF THE RESOURCE MANAGEMENT ACT 1991, THIS RESOURCE CONSENT WILL EXPIRE 5 YEARS AFTER THE DATE OF COMMENCEMENT OF CONSENT UNLESS, BEFORE THE CONSENT LAPSES;

(A) THE CONSENT IS GIVEN EFFECT TO; OR

(B) AN APPLICATION IS MADE TO THE COUNCIL TO EXTEND THE PERIOD OF CONSENT, AND THE COUNCIL DECIDES TO GRANT AN EXTENSION AFTER TAKING INTO ACCOUNT THE STATUTORY CONSIDERATIONS, SET OUT IN SECTION 125(1)(B) OF THE RESOURCE MANAGEMENT ACT 1991.

ADVICE NOTES

1. THE APPLICANTS ARE ADVISED THAT AN INVOICE WILL FOLLOW THIS DECISION BEING ADDITIONAL COSTS INCURRED IN ITS PROCESSING.

2. 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 AND COMPLY WITH THE REQUIREMENTS AND PROVISIONS OF THE HISTORIC PLACES ACT 1993.

3. 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 UNDER SEPARATE COVER AND ISSUED BY THE UTILITIES DEPARTMENT OF THE COUNCIL. COUNCIL WILL RAISE AN INVOICE AT S224(C) APPLICATION STAGE. THE INVOICE WILL NEED TO BE PAID IN FULL BEFORE A COMPLETION CERTIFICATE CAN BE ISSUED.

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CH[redacted]

2/10/06

.....

DATE

PERMITS & DECISION

Far North District Council

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

Application No: 2130236-RMASUB

Te Kaunihera o Tai Tokerau Ki Te Raki

the top place where taitai wants to live, work and invest

9 April 2013

Darran Kenneth Fielding
C/- Donaldsons Surveyors
P O Box 211
Kerikeri 0245

Dear Mr Fielding

Re: RESOURCE CONSENT APPLICATION BY Darren Fielding

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

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

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

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

Yours faithfully

[redacted]

Team Leader RMA Support
Environmental Management

Far North District Council

FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2130236-RMASUB

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

Darren Fielding

To undertake a subdivision by way of a boundary adjustment between Lots 6 & 7 DP 406343

Subject Site Details

Address:	Waipapa Road, Kerikeri
Legal Description:	Lots 6 & 7 DP 406343 each having a 1/7th share in Lot 8 DP 406343
Certificate of Title reference:	CT-422273, CT-422274

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

1 The subdivision shall be carried out in general accordance with the approved plan of subdivision except as amended below by condition 2(a). The subdivision plan was prepared by Donaldsons, referenced 6253, dated November 2012, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) The pan handle strip of land that is located within proposed Lot 6 and which adjoins proposed Lot 7 and which fronts onto Waipapa Road is to be included within proposed Lot 7 so that proposed Lot 6 has no frontage onto Waipapa Road.

3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

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

   To be imposed on Lots 6 & 7

   (i) That upon construction of any habitable building it shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s)

shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(ii) All references to Lots 6 & 7 DP 406343 made within the management plan document detailed within Consent Notice 8634398.1 are to be replaced with Lot 6 & 7 DP _____ (being the new DP).

Advice Notes

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

2. Conditions detailing ongoing requirements and obligations of the previous Consent Notice 8634398.1 imposed as part of conditions for the approved management plan roll over onto the newly created lots. These conditions are to be complied with when developing the respective lots.

Reasons for the Decision

1. Description of the Activity:

The application is to undertake a subdivision by way of a boundary adjustment between Lots 6 & 7 DP 406343. The lots are currently 1.7567ha (Lot 6) and 1.555ha (Lot 7) and following the boundary adjustment will be 2.51ha (new Lot 6) and 4000m2 (new Lot 7). The original lots were created as part of a management plan proposal approved under RC 2060780.

2. District Plan Rules Affected:

In accordance with rule 13.9.2.2(e) for management plans – any further subdivision of a property that is subject to a management plan is considered to be a Non-Complying activity.

The application is overall a Non-Complying activity.

3. Principal Issues in Contention and Main Findings on those Issues:

The principal issues in contention and main findings on those issues were:

(a) Issues

- Management Plan Implications
- Amenity and character
- Flora and fauna effects

(b) Main Findings

Management Plan Implications

The existing lots within the original development are subject to a management plan which requires the respective lots associated with the plan to undertake certain functions and actions on a continuing basis. The details and objectives of the management plan are not altering nor is any land directly being managed such as Area X on Lot 2 DP 406343, the esplanade strip, or Lot 8 which provides vehicular access as well as park like open space for each of the lots.

The changes are with respect to the legal descriptions of the affected allotments. This change to the legal descriptions could be noted as an addendum to the management plan document and registered accordingly however in this instance a new s221 Consent Notice with the changed legal descriptions is considered to be more appropriate.

The effects of the boundary adjustment on the existing management plan is considered to be not more than minor and will not detract the superior outcomes sought under that application.

Amenity and Character

The Rural Production zone subdivision rules do provide under certain circumstances for lots of 4000m2 which are typically indispersed with larger lots of 4ha or more. The management plan provisions currently allows for an average of 2ha per lot within the Rural Production Zone – there is no minimum lot size although onsite servicing needs to be considered when determining an appropriate lot size. At the time of subdivision in October 2006 the management plan provisions were slightly different and required only a 5000m2 average. The average size of the proposed lots is not altering as a result of this boundary adjustment as there are no additional lots proposed.

The previously identified impacts on amenity and character were deemed to be appropriate for the location and this proposal does not affect that conclusion.

The character of the area when viewed from the road will not be altered with appropriate conditions of consent imposed. There are some advantages with having a smaller lot fronting onto Waipapa Road in that the maximum impermeable surfaces is limited to 15% or in this instance 600m2. This is significantly less than that which could occur on the former lot size. The importance of retaining amenity values include ensuring that only one lot fronts onto Waipapa Road. On this basis the "leg in" for proposed Lot 6 on the eastern boundary is required to be absorbed by proposed Lot 7 and can be conditioned accordingly. With this change proposed to be conditioned the effects are not more than minor.

Flora and fauna effects

The subdivision which created the lots was approved as a management plan application and within that there were several areas with specific protection and management proposed. The areas included an area of land illustrated as Area "X" - bush covenant on Lot 2 DP 406343, all of Lot 8 which is an access lot which also contains two open "park like" areas and which provides property access (this lot is owned in 1/7th shares by each

of the lots) and the Esplanade Strip. All of these areas are subject to a number of ongoing controls as detailed within the management plan. None of these matters will be materially affected by the boundary adjustment proposal. The management plan and associated schedules and conditions will continue to be registered on the respective property titles.

The proposed boundary adjustment will not result in any physical effects to the covenanted area "X" on Lot 2 DP 406343 or the common areas described and located on Lot 8 DP 406343.

The existing management plan and consent notices will be required to be updated to reflect the new legal descriptions. The effects created by the boundary adjustment are considered to be not more than minor.

4. **Relevant Statutory Provisions:**

Policy Statements & Plan Provisions:

The Operative Far North District Plan;

The following objectives and policies from the Operative Far North District Plan were of particular relevance to the application:
Objectives 13.3.1, 13.3.2, & 13.3.6 and policies 13.4.1, 13.4.12, & 13.4.13 that seeks to ensure that subdivision proposals are undertaken in a manner which is consistent with the intent of the zone and which results in only minor effects. In this instance the proposed boundary adjustment although non-complying does not impact on the outcomes sought under the management plan which supported the original subdivision proposal. The proposal is considered to be consistent with the objectives and policies of the plan.

Part 2 Matters

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

5. **Notification and Affected Parties**

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that written approvals were obtained from those persons deemed to be affected persons. There are no affected order holders.

6. **Overall Evaluation**

An application to further subdivide a property subject to an approved management plan is a non complying activity. The effects of undertaking the subdivision must be considered carefully to ensure that the superior outcomes to be achieved are not compromised by the proposal. In this instance the application is a boundary adjustment which does not have any impacts on the communal management plan areas. The areas affected by the request are contained within the individual lots and existing and ongoing conditions can accommodate the proposed boundary changes. In this respect the proposal is considered to retain the outcome sought within the original application whilst meeting an individual need subject to the deletion of the pan handle strip. The effects of which are considered to be minor and

consistent with the Resource Management Act. The proposal is considered to continue be achieve superior outcomes and is consistent with Part 2 of the Act and in particular is consistent with the sustainable management purpose of the RMA.

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

P.J. Killalea
Pat Killalea, Principal Planner
9th April 2013
Date

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

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

The consent is given effect to; or

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



Existing Easements

Purpose	Servient	Shown	Dominant
Water Supply	Lot 7	D	EC- B270993.5
	Lot 6	C	
Right to convey; electricity	Lot 7	I	EI- 8634398.4
Right to convey; electricity	Lot 6	K	EI- 8634398.3 EI- 8634398.4

Proposed Easement

Purpose	Servient	Shown	Dominant
Stormwater	Lot 6	A	Lot 7

APPROVED PLAN

PLANNER .....

RC 2130236 Date 9/4/13

Applicant : D Fielding

Titles : 422273 & 422274

Areas : 1.7567ha & 1.1555ha

Also two 1/7th share in Lot 8 DP-406343

Total Area: 3.3442ha

Zone : Rural Production

Areas and measurements are subject to survey

PROPOSED BOUNDARY ADJUSTMENT BETWEEN LOTS 6 & 7 DP-406343

DONALDSONS
REGISTERED LAND SURVEYORS

Dir : 6253sch - dg
Scale @ A3 1:1500
Date : November 2012

6253

Land / engineering Surveyors & development planners - National bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:
Pat Killalea, Rex Shand
Wayne Smith

Decision Date: .....
Granted Date: 9/4/13
Issued Date:

RMA Number	:	**2130236-RMASUB**
RFS Type	:	**Subdivision**
Legal Description	:	**Lot 6 & 7 DP 406343 both having a 1/7th share in Lot 8 DP 406343**
Applicant	:	**Darren Fielding**
Start Date	:	**8 March 2013**
Location	:	**Waipapa Road, Kerikeri**
Hearing Date	:	**Not applicable**
Activity	:	**Non-complying**
Outcome	:	**Approved with conditions**
No. of lots	:	**Two – no additional**
Types of lots	:	**Rural**
Zone	:	**Rural Production**
Area of Site	:	**2.91ha (combined and excludes interest in Lot 8 DP 406343)**
Proposal	:	**To undertake a subdivision by way of a boundary adjustment between Lots 6 & 7 DP 406343**
Issues	:	**Impact on existing management plan, proposed Lot 6 frontage onto Waipapa Road**

Property File	Utilities	Roading	Com Fac	Finance	NZTA	DoC	Projects	Property Co-ordinator
☐								
Monitoring	Env Health	Liq License	Legal	NZHPT	NRC	Building	Comm. Brd	Kerikeri Irrigation Co / Doubtless Bay Water Supply Co

Gayle Andersen

From: Gayle Andersen
Sent: Tuesday, 9 April 2013 4:45 p.m.
To: 'micah@donaldsons.net.nz'
Subject: RC 2130236 Decision - Darren Fielding
Attachments: RC 2130236 Decision.pdf

Hello Micah

Please find attached a copy of the Decision for the abovementioned Resource Consent.

The original will be forwarded via post.

Kind Regards

Gayle Andersen
Team Leader RMA Support
Environmental Management
Ph. 09 405 2750 or 0800 920 029

Wilton Joubert Limited
09 527 0196
498 Hibiscus Coast Highway,
Orewa, Auckland, 0931

SITE	**18 Puriri Park Lane, Waipapa**
LEGAL DESCRIPTION	**Lot 6 DP 465272**
PROJECT	**Proposed 5-Lot Subdivision**
CLIENT	**Darran Fielding**
REFERENCE NO.	**149289**
DOCUMENT	**Civil Site Suitability Report**
STATUS/REVISION NO.	**02– Subdivision Consent**
DATE OF ISSUE	**7 October 2026**

Report Prepared For	Email
Darran Fielding	bayofislandsice@gmail.com

Authored by	**G.M. Brant** *(Be (Hons) Civil)*	Civil Engineer	gustavo@wjl.co.nz	[redacted]
Reviewed & Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	bens@wjl.co.nz	[redacted]

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 6 DP 465272
Lot Sizes:	Proposed Lot 1 – 3,073m² (vacant) Proposed Lot 2 – 3,058m² (vacant) Proposed Lot 3 – 3,118m² net; 3,452m² gross (vacant) Proposed Lot 4 – 3,112m² (vacant) Proposed Lot 5 – 11,189m² (existing structures)
Scope:	Civil Site Suitability Investigation: - Potable Water Recommendations - Wastewater Assessment - Stormwater Assessment - Preliminary Earthworks Commentary - Flood-Mapping Commentary
Development Proposals Supplied:	Scheme Plan by Reyburn & Bryant (Ref: S18966, Rev E, dated: Oct 2026)
District Plan Zone:	Rural Residential Zone
Potable Water:	Potable water may be supplied through connections to the public watermain along Waipapa Road, subject to FNDC confirmation of capacity and connection requirements. Alternatively, on-site rainwater collection may be provided, with an indicative storage allowance of 2 x 25,000L per new dwelling. Final water supply and firefighting requirements are to be confirmed during detailed design. Refer to Section 5.
Wastewater:	The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – given the subsoils encountered we recommend Secondary Level Treatment or higher: *Rainwater Supply* / *Reticulated Supply* *Daily Wastewater Production:* 1,080L/day / 1,200L/day *Daily Application Rate:* 3mm/day / 3mm/day *Disposal Area:* 360m² / 400m² *Reserve Area:* 108m² (30%) / 120m² (30%) The indicative areas shown on C001 adopt the reticulated-supply design allowance. Recommendations for wastewater are provided in Section 6.
Stormwater Management – District Plan Rules:	Permitted Activity: RRZ-R2 Impermeable Surface Coverage – The impermeable surface coverage of any site is no more than 12.5% or 2,500m², which ever is lesser.
Stormwater Management:	Lots 1 – 4 may each accommodate up to approximately 382-390m² of impermeable area (12.5%) under Permitted Activity Rule RRZ-R2. Where this threshold is exceeded, a site-specific stormwater mitigation report and District

Plan Assessment should be undertaken, with 1% AEP attenuation provided for impermeable areas exceeding the permitted threshold. Each lot should also incorporate and over-mitigate a one-quarter share of runoff from the proposed shared Right of Way within its respective stormwater attenuation system.

Lots 1 and 4 will discharge to a proposed grassed swale along the western boundary. Lots 2 and 3 will discharge to the existing eastern boundary swale.

Stormwater mitigation / management recommendations are provided in Section 7.

Flooding:

NRC flood mapping identifies a small area of localised ponding within proposed Lot 2. Site observations and review of available LiDAR indicate a potential discrepancy with the mapped extent; however, this has not been independently verified. Future building platforms and wastewater disposal areas should remain clear of the mapped extent pending clarification. Land instability and other geotechnical hazards are outside the scope of this civil assessment.

Refer to Section 9.

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2 SCOPE OF WORK

WJL was engaged to undertake a civil site suitability assessment covering potable water supply, stormwater and on-site wastewater for the proposed five-lot subdivision shown on the supplied scheme plan. Preliminary earthworks and flood-mapping commentary are included in Sections 8 and 9. Land instability and other geotechnical hazards are outside the scope of this assessment.

The proposal comprises four vacant residential allotments, proposed Lots 1–4, and proposed Lot 5 containing the existing dwelling. Lot areas are shown in the Executive Summary and on Reyburn & Bryant scheme plan S18966, revision E, dated 5 October 2026. The scheme also provides for shared access and future road covenants along the western frontage.

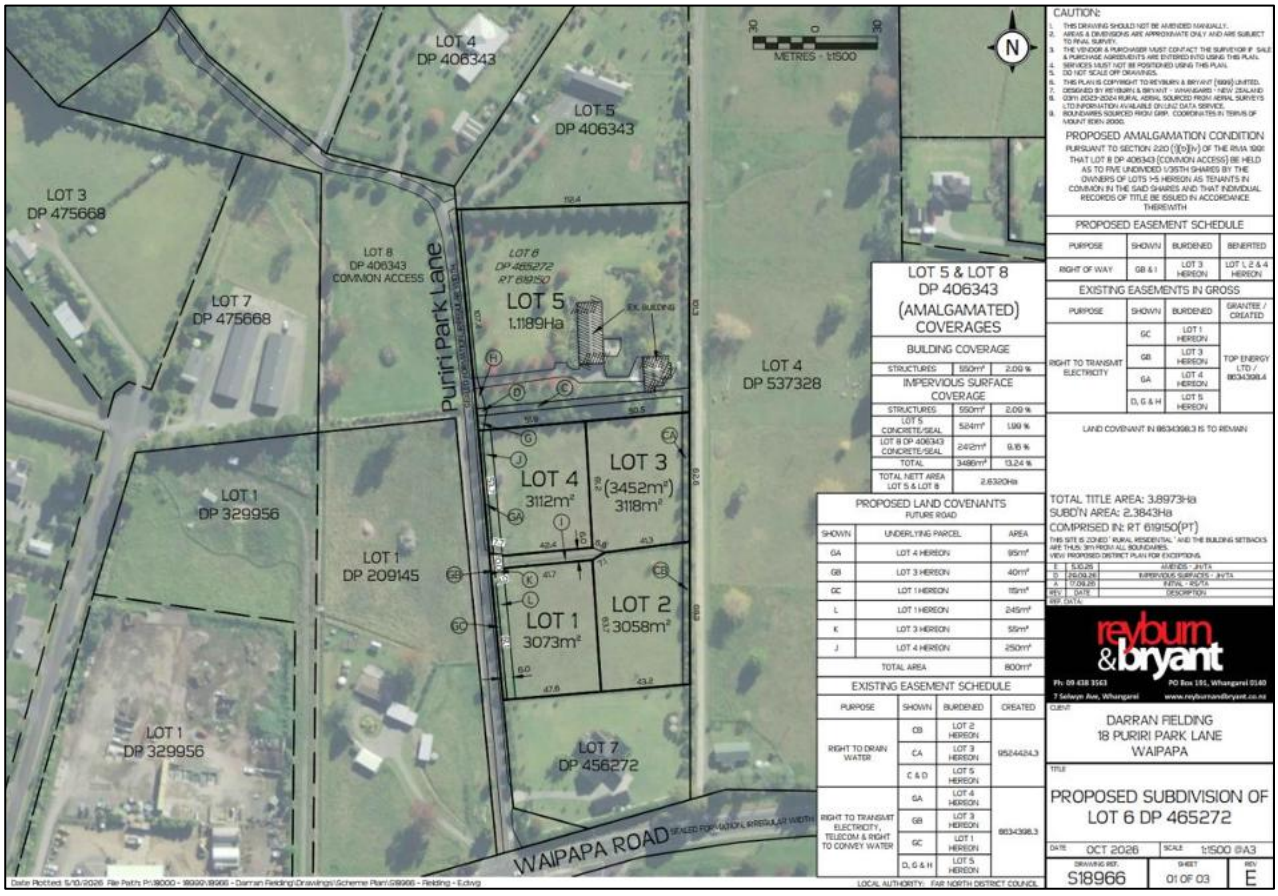


Figure 1: Scheme Plan by Reyburn & Bryant (Ref: S18966, RevE)

This report is based on available information and concept-level design inputs and is intended to support the subdivision consent application. It does not replace detailed engineering design or site-specific investigations required at subsequent approval stages.

3 SITE DESCRIPTION

The proposed development will be constructed within the following property which is located on the eastern side of Puriri Park Lane:

- 18 Puriri Park Lane, Waipapa, legally described as Lot 6 DP 465272.



Figure 2: Aerial snip from FNDC GIS Water Services Map showing site boundary (cyan), public stormwater (green) and public water (blue)

The subject site has an area of approximately 2.4ha and is accessed via an existing driveway from Puriri Park Lane, approximately 120m north of the Waipapa Road intersection. The driveway provides access to the existing dwelling and shed located within the northern third of the site.

Ground cover within the property generally consists of grass with trees / shrubs concentrated around the site boundaries and the existing driveway. The property is generally near level.

No public wastewater connection is proposed, and wastewater will be managed on site. A public water supply is understood to be available along Waipapa Road. The feasibility of connecting the proposed allotments will require confirmation from FNDC, including available capacity, connection points and any required main extension.

4 PUBLISHED GEOLOGY

Reference to the New Zealand Geology Web Map hosted by GNS Science indicates that the site and wider surrounding land is underlain by deposits of Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field, described as; "*Basalt lava, volcanic plugs and minor tuff.*". Refer to GNS Science Website.

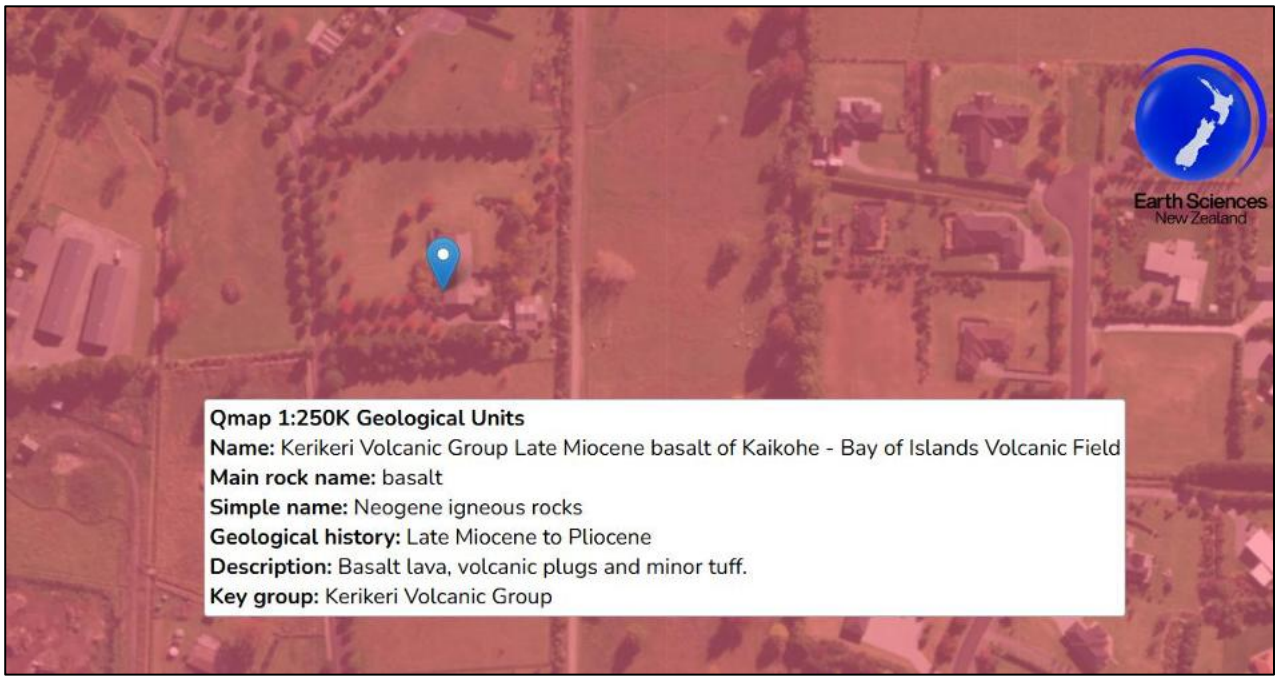


Figure 3: Screenshot aerial view from the New Zealand Geology Web Map

In addition to the above, hand auger testing was conducted by WJL within the subject site.

The subsoils encountered during WJL's fieldwork consisted predominantly of Clayey SILT and Silty CLAY. Topsoil approximately 150–300mm thick was encountered across the investigated locations. Groundwater was not observed to a tested depth of 1.2m below natural ground level at HA02 & HA03. Groundwater rose to a depth of 0.9m and 1.0m below natural ground level at HA01 & HA04 respectively. Refer to the appended 'Hand Auger Logs'.

Given the above, the site's subsoils have been classified as Category 5 in accordance with AS/NZS 1547:2012.

5 POTABLE WATER SUPPLY

Potable water may be provided through individual connections to the public water supply along Waipapa Road, subject to FNDC confirmation of capacity, connection requirements and any necessary main extension. Alternatively, on-site rainwater collection may be provided, with an indicative minimum storage of 2x25,000L per new dwelling.

Firefighting water supply requirements are to be confirmed during detailed servicing design. Where compliant hydrant coverage is unavailable, dedicated on-site or shared firefighting storage will be required. A preliminary allowance of 45m³ may be adopted, subject to confirmation of the applicable requirements and any alternative arrangement agreed with FNDC and FENZ.

6 WASTEWATER

Lots 1 -4

No existing wastewater management system is present within proposed Lots 1 - 4. As such, a new site-specific design in accordance with the ASNZS: 1547 will be required by FNDC for any future development within the proposed lots.

Lot 5

An existing on-site wastewater treatment system currently services Lot 5's residential dwelling.

If the existing on-site wastewater treatment system is functional, fit for the existing dwelling and located within Lot 5's proposed boundaries it may continue to operate.

If any part of the wastewater system, including trenches or disposal fields, lies outside proposed Lot 5, the system will require relocation, upgrading or replacement in accordance with the recommendations in Section 6.1.

6.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

The preliminary wastewater design demonstrates the feasibility of on-site wastewater management within Lots 1–4. As future dwelling designs are not yet available, the assessment assumes four-bedroom dwellings.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend secondary level treatment or higher for any new wastewater system within the proposed lots.

6.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	Not encountered
Water Source:	Rainwater Collection or Reticulated Supply
Site Soil Category (AS/NZS 1547:2012):	Category 5 – Clayey SILT / Silty CLAY – Moderate Drainage
Assumed Dwelling Occupancy:	6 Persons
Estimated Slope Reduction (AS/NZS 1547:2012 Table M2):	Not required – near level site
Loading Rate:	3mm/day
Estimated Total Daily Wastewater Production:	Rainwater Supply: 1,080L/day Reticulated Supply: 1,200L/day

Typical Wastewater Design Flow Per Person:	Rainwater Supply: 180L/pp/day (Estimated –water conservation devices may enable lower design flows) Reticulated Supply: 200L/pp/day (Estimated –water conservation devices may enable lower design flows)
Application Method:	Surface / Subsurface Laid PCDI Lines
Loading Method:	Dosed
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	Rainwater Supply: 360m² Reticulated Supply: 400m^2
Required Min. Reserve Area:	30%
Buffer Zone:	Not required - near level site
Cut-off Drain:	Not required - near level site

6.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the RPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 9 of the RPN (Regional Plan for Northland)			
Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

The Haigh Workman report also identifies the potential for winter groundwater to rise to within approximately 1m of ground level. Final disposal-field positioning and installation depth must maintain the required separation to winter groundwater.

The existing wastewater disposal system servicing Lot 5 should meet the compliance points below, stipulated within Section C.6.1.1 of the Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

We envision that there will be no issue meeting the Permitted Activity Status requirements as outlined above.

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule

1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
9	the following reserve disposal areas are available at all times:
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

We envision that there will be no issue meeting the Permitted Activity Status requirements outlined above.

Based on current observations, topography, and the subsoil conditions encountered during the investigation, proposed Lots 1 - 4 contain sufficient undeveloped natural ground to accommodate both primary and reserve wastewater disposal areas in accordance with AS/NZS 1547:2012. Final system sizing, configuration, and positioning will be confirmed through site-specific design and localized soil testing at the Building Consent stage.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As shown below, the subject site is located within the Rural Residential Zone.

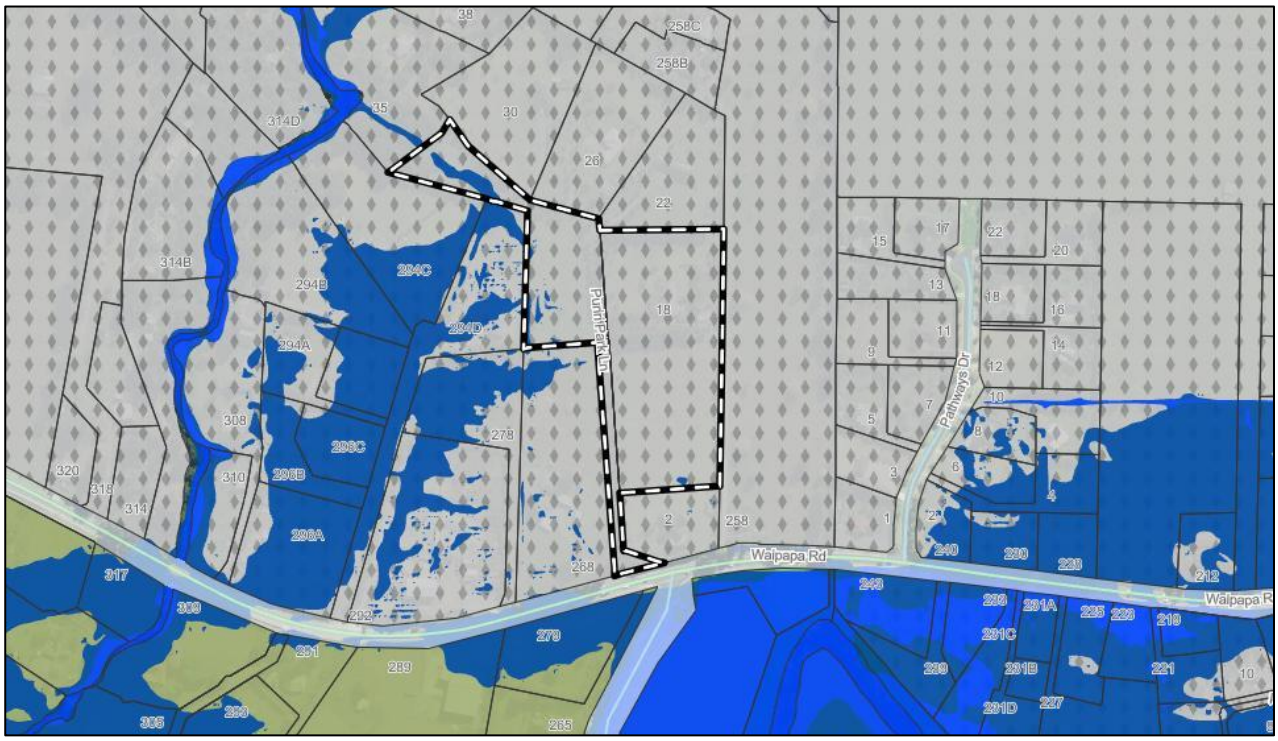


Figure 4: Snip of FNDC Maps showing site in Rural Residential Zone

The following stormwater management rules apply:

Permitted Activity: RRZ-R2 Impermeable Surface Coverage – The impermeable surface coverage of any site is no more than 12.5% or 2,500m^2, which ever is lesser.

The approximate maximum impermeable coverage for each lot under Rule RRZ-R2 is:

Lot 1: 384m^2

Lot 2: 382m^2

Lot 3: 390m^2

Lot 4: 389m^2

Based on the anticipated scale of future residential development, these thresholds will likely be exceeded. Accordingly, a site-specific stormwater mitigation report, including a District Plan Assessment, is expected to be required as part of the future development of each lot.

Future development exceeding the permitted impermeable coverage is to be attenuated so that the resulting 1% AEP peak discharge does not exceed the corresponding permitted-coverage runoff rate.

In addition, each of Lots 1 – 4 should account for a one-quarter share of the impermeable area associated with the proposed shared Right of Way. The corresponding runoff contribution should be incorporated into, and over-mitigated by, the respective lot-specific stormwater attenuation system.

To appropriately manage stormwater runoff from future development, Low Impact Design methods are recommended where practicable. Design guidance should be taken from *The Countryside Living Toolbox* and, where applicable, *Technical Publication 10 – Stormwater Management Devices: Design Guidelines Manual* (Auckland Regional Council, 2003).

Indicative stormwater mitigation / management recommendations for future development of Lots 1 – 4 are provided below.

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof areas of future buildings should be collected by proprietary guttering systems and conveyed to potable water / detention tank(s) located within the corresponding lot.

Controlled discharge and overflow from the rainwater tanks should be conveyed via sealed pipes to the proposed western boundary swale for Lots 1 and 4, and to the existing eastern boundary swale for Lots 2 and 3, as described in Section 7.2.3.

The final tank storage volume, detention volume and outlet configuration should be confirmed as part of the site-specific stormwater design undertaken for the future development of each lot.

7.2.2 Stormwater Runoff from Hardstand Areas

Section 3.2.28.3 of the 2023 FNDC Engineering Standards requires shared accessways within the Rural Residential Zone to be sealed. Accordingly, the proposed shared Right of Way should be shaped to direct runoff toward appropriately located catchpits. Any future concrete driveways should similarly be shaped to direct runoff toward catchpits installed in accordance with E1 Surface Water of the New Zealand Building Code. Collected runoff should be conveyed via sealed pipes to the relevant receiving swale described in Section 7.2.3. The proposed shared Right of Way will discharge to the western boundary swale, as shown on C001.

Where metal driveways are proposed within the individual lots, runoff should be managed using appropriately formed swales to prevent erosion and scour. Swales should be sized to safely accommodate secondary flows and limit flow velocities where required.

Where the site layout permits, hardstand runoff may discharge as sheet flow towards a nearby swale, provided the flow path remains clear of buildings and wastewater disposal areas.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

7.2.3 Stormwater Runoff Discharge Point

Controlled discharge and overflow from future potable water / detention tanks, together with runoff collected from hardstand areas within Lots 1 and 4, should be conveyed to a proposed grassed V-channel swale along the western boundary. The swale should be a minimum 500mm deep × 2,000mm wide, constructed at a minimum longitudinal grade of 1%, and convey runoff north toward the existing channel

near the southwestern corner of proposed Lot 5. Runoff collected from the proposed shared Right of Way should also discharge to this swale.

Controlled discharge and overflow from future potable water / detention tanks, together with runoff collected from hardstand areas within Lots 2 and 3, should be conveyed to the existing eastern boundary swale.

At the western swale outlet to the existing channel, geotextile filter fabric and a minimum 150mm riprap lining should extend at least 2.0m upslope from the outlet to provide erosion protection. Suitable localised erosion protection should also be provided at piped discharge points to either swale, where required.

Where the proposed western swale crosses beneath the shared Right of Way or individual driveways, runoff should be conveyed through a minimum 300mmØ culvert. The final culvert size, grade, cover and inlet / outlet treatment should be confirmed during detailed design based on the contributing catchment and anticipated design flows.

7.3 SECONDARY STORMWATER

Where required, overland flows and any concentrated runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

7.4 DISTRICT PLAN ASSESSMENT

The following table addresses stormwater management requirements (1)–(6) under SUB-S4.

SUB-S4 – Stormwater Management

(1) All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.	Proposed Lots 1–4 have sufficient land area to provide for the collection and management of stormwater generated from potential future roof and hardstand areas. Roof runoff is recommended to be collected and directed to potable water / detention tanks within each respective lot. Controlled discharge, overflow and collected hardstand runoff from Lots 1 and 4 will discharge to the proposed western boundary swale, while Lots 2 and 3 will discharge to the existing eastern boundary swale. Appropriate erosion protection should be provided at discharge points. Where stormwater infrastructure crosses or is located outside individual allotments, appropriate easements should be established to provide for ongoing conveyance, access and maintenance. Future development of Lots 1 – 4 should be subject to site-specific stormwater design to confirm the required detention storage, outlet configuration and conveyance infrastructure. Subject to implementation of these recommendations, suitable means are available to manage stormwater generated by future development while avoiding or mitigating adverse effects on

	the receiving environment, adjoining land and downstream properties. Existing stormwater management within proposed Lot 5 is not expected to be materially altered by the subdivision, as no further development of this lot is currently proposed.
(2) The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge;	The proposed western boundary swale retains the assessed cross-section of 500mm depth × 2,000mm width at a minimum 1% longitudinal grade. The existing capacity assessment adopted the combined permitted-coverage runoff from Lots 1, 3 and the ROW. Final design should confirm the contributing shared accessway runoff and crossing culvert capacity. For future development of Lots 1 – 4, the primary stormwater systems within each lot are to be designed and sized to convey the 10% AEP design storm event without surcharge, in accordance with SUB-S4(2). This should be confirmed as part of the site-specific stormwater design undertaken at the time of development.
(3) The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property;	The proposed western boundary swale will provide a defined stormwater flow path for Lots 1 and 4, while the existing eastern boundary swale will provide the corresponding route for Lots 2 and 3. For future development of Lots 1 – 4, defined secondary flow paths are to be provided to safely convey flows exceeding the capacity of the primary stormwater system during the 1% AEP design storm event. Secondary flow paths are to be located and formed such that stormwater is directed clear of buildings, wastewater disposal areas and other vulnerable areas, without causing undue risk or damage to persons, property, adjoining land or downstream environments.
(4) The stormwater system will not connect or be able to overflow to the wastewater network.	The stormwater and wastewater systems will remain physically separate, with no connection or provision for stormwater to overflow into the on-site wastewater treatment or disposal system. The proposed stormwater disposal point will be located downslope of the effluent disposal area. The final stormwater outlets must maintain the applicable separation distance from the effluent disposal area and be positioned so that stormwater discharge does not cause saturation, erosion or instability within the disposal field.
(5) The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change.	The primary, secondary and attenuation systems associated with future development must be designed to accommodate an additional 20% allowance for climate change.
(6) The stormwater system is designed and constructed for an asset life of at least 50 years.	The stormwater system must be designed and constructed for an asset life of at least 50 years.

8 EARTHWORKS

The site is generally flat, and earthworks associated with the proposed shared accessway are expected to comprise localised topsoil stripping, shallow pavement excavation and minor grading. Associated drainage works will include formation of the proposed swale and installation of drainage infrastructure.

Based on the concept layout, the earthworks are expected to remain below the Rural Residential Zone thresholds under EW-S1 of 300m³ and 2,500m². Final quantities and disturbed area, including the accessway and drainage works, are to be confirmed during detailed design.

Appropriate erosion and sediment controls are to be installed before earthworks commence and maintained until disturbed areas are stabilised.

9 NATURAL HAZARDS

9.1 SCOPE

This civil assessment addresses stormwater servicing and provides commentary on available flood mapping. Land instability and other geotechnical hazards are outside the scope of this report and should be addressed through the geotechnical assessment.

9.2 FLOOD MAPPING

The current NRC Priority Rivers flood model identifies a small area of localised ponding within proposed Lot 2. Our site observations and review of the latest available LiDAR levels do not identify a corresponding depression that would explain the mapped ponding. We therefore consider this isolated patch to represent an apparent discrepancy between the modelled extent and the available site topography.

The current mapping does not indicate wider river flooding within the subject site. This commentary is based on the available NRC mapping, site observations and LiDAR review; no independent hydraulic modelling or verification of the NRC model has been undertaken.

9.3 EXISTING CONSENT NOTICE

Condition (v) of consent notice 8634398.1 requires an engineering report identifying minimum floor levels for habitable buildings, with reference to Section 5 of the Haigh Workman *Report on Suitability of Site for Subdivision*, reference 05 254, dated 17 October 2005. The condition names the original Lot 6 DP 406343, from which the subject land was subsequently subdivided.

Sections 3 and 5 of the Haigh Workman report discuss historical flooding and recommend minimum floor levels to protect against rare potential flood flows associated with overtopping of Waipapa Road. The report does not establish a numerical flood level or minimum floor level for the subject land.

The current mapping does not indicate the wider flood flows described in the 2005 Haigh Workman report. This updated information supports Council's consideration of cancelling condition (v). No independent hydraulic modelling has been undertaken as part of this civil assessment, and any cancellation or amendment remains subject to Council approval.

10 LIMITATIONS

This report has been prepared for the benefit of the Client for the purpose of supporting a Subdivision Consent application for the project described herein and within the agreed scope of engagement. The report may be submitted to the relevant Territorial Authority for that purpose.

The Territorial Authority may rely on this report for the purposes of assessing the Resource Consent application, subject to the scope, assumptions, and limitations described herein. Any material changes to the development proposal, site conditions, or design assumptions from those described in this report should be referred to Wilton Joubert Limited for review.

This report remains the intellectual property of Wilton Joubert Limited. No responsibility or liability is accepted for the use of this report by any third party, or for any purpose other than that for which it was prepared, unless expressly agreed in writing. Any party choosing to rely on this report does so at their own risk.

While this report may be used in support of regulatory approvals, it does not remove the requirement for detailed, site-specific investigations, assessments, or inspections that may be required at subsequent design or Building Consent stages, in accordance with standard engineering practice.

The conclusions and recommendations in this report are based on information available at the time of preparation and are dependent on appropriate implementation during construction. Variations in site conditions or construction practices may affect performance and should be reviewed by a suitably qualified and experienced engineer if encountered.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Borehole Records (4 sheets)
- Calculation Sheets (6 sheets)
- Construction Monitoring Sheet (1 sheet)

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.

TABLE 1

I = 10% AEP INTENSITY = 118mm/hr

NZBC E1 CATCHPIT TYPE	DIMENSIONS (mm)	MAX CATCHMENT AREA TO CATCHPIT	**MAXIMUM CATCHMENT AREA (m^2)**
TYPE 1	300x300	4,500/l m^2	38
TYPE 2	650x460	40,000/l m^2	339
-	450x450	WEIR CALCULATION - 25mm DROP TO GRATE	133



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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	SEP '26	GMB	CIVIL SITE SUITABILITY REPORT
02	OCT '26	BGS	CIVIL SITE SUITABILITY REPORT

DESIGNED BY: GMB
DRAWN BY: GMB
CHECKED BY: BGS
SURVEYED BY: N/A

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **CIVIL SITE SUITABILITY REPORT**

PROJECT TITLE: **LOT 6 DP 465272 18 PURIRI PARK LANE WAIPAPA NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **1:750**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **149289-C001**
ISSUE: **02**

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HAND AUGER : HA01

CLIENT: Darran Fielding
PROJECT: Civil Site Suitability Report
SITE LOCATION: Lot 6, Puriri Park Lane, Waipapa

JOB NO.: 149289 **SHEET:** 1 OF 1
START DATE: 04/09/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: **ELEVATION:** Ground
FACTOR: **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Kerikeri Volcanic Group	TOPSOIL: dark brown, moist.	TS	0.2						
	NATURAL: Clayey SILT, greyish brown, moist, low plasticity.	×	0.4						
	Silty CLAY, pale brown, moist to wet, low to moderate plasticity, frequent clasts.	×	0.6						
			0.8	04/09/2026					
			1.0	▽					
	EOH: 1.20m - Target depth.		1.2						
			1.4						
			1.6						
			1.8						

SOIL DESCRIPTION
TOPSOIL CLAY SAND PEAT
FILL SILT GRAVEL ROCK

REMARKS
End of borehole @ 1.20m (Target Depth: 1.20m)
Groundwater encountered @ 1.10m during drilling. Standing groundwater @ 0.90m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JM
CHECKED BY: BGS

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA02

CLIENT: Darran Fielding
PROJECT: Civil Site Suitability Report
SITE LOCATION: Lot 6, Puriri Park Lane, Waipapa

JOB NO.: 149289 **SHEET:** 1 OF 1
START DATE: 04/09/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: **ELEVATION:** Ground
FACTOR: **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Kerikeri Volcanic Group	TOPSOIL: dark brown, moist.	TS	0.2	Groundwater Not Encountered					
	NATURAL: Clayey SILT, greyish brown, moist, low plasticity.		0.4						
	Silty CLAY, pale brown with orange inclusions, moist to wet, moderate to high plasticity, frequent clasts. 0.7m: Becomes wet.		0.6						
			0.8						
			1.0						
			1.2						
	EOH: 1.20m - Target depth.		1.4						
			1.6						
			1.8						

SOIL DESCRIPTION
TOPSOIL CLAY SAND PEAT
FILL SILT GRAVEL ROCK

REMARKS
End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JM
CHECKED BY: BGS

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA03

JOB NO.: 149289 **SHEET:** 1 OF 1

START DATE: 04/09/2026 **NORTHING:** **GRID:**

CLIENT: Darran Fielding **DIAMETER:** 50mm **EASTING:**

PROJECT: Civil Site Suitability Report **SV DIAL:** **ELEVATION:** Ground

SITE LOCATION: Lot 6, Puriri Park Lane, Waipapa **FACTOR:** **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Kerikeri Volcanic Group	TOPSOIL: dark brown, moist.	TS	0.2	Groundwater Not Encountered					
	NATURAL: Clayey SILT, brown, moist, low plasticity.		0.4						
	Silty CLAY, pale brown, moist, moderate to high plasticity. 0.8m: Becomes pale brown.		0.6						
			0.8						
			1.0						
			1.2						
	EOH: 1.20m - Target depth.		1.4						
			1.6						
			1.8						

SOIL DESCRIPTION

TOPSOIL CLAY SAND PEAT

FILL SILT GRAVEL ROCK

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JM

CHECKED BY: BGS

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA04

CLIENT: Darran Fielding
PROJECT: Civil Site Suitability Report
SITE LOCATION: Lot 6, Puriri Park Lane, Waipapa

JOB NO.: 149289 **SHEET:** 1 OF 1
START DATE: 04/09/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: **ELEVATION:** Ground
FACTOR: **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Kerikeri Volcanic Group	TOPSOIL: dark brown, moist.	TS	0.0						
	NATURAL: Clayey SILT, greyish brown, moist, low plasticity.		0.2						
	Silty CLAY, pale brown and grey, moist, moderate plasticity, frequent clasts.		0.4						
	0.6m: Occasional yellow inclusions.		0.6						
			0.8						
	1.0m: Becomes wet.		1.0	04/09/2026					
			1.2						
			1.4	▽					
	EOH: 1.40m - Target depth.		1.6						
			1.8						

REMARKS
End of borehole @ 1.40m (Target Depth: 1.20m)
Groundwater encountered @ 1.40m during drilling. Standing groundwater @ 1.00m.

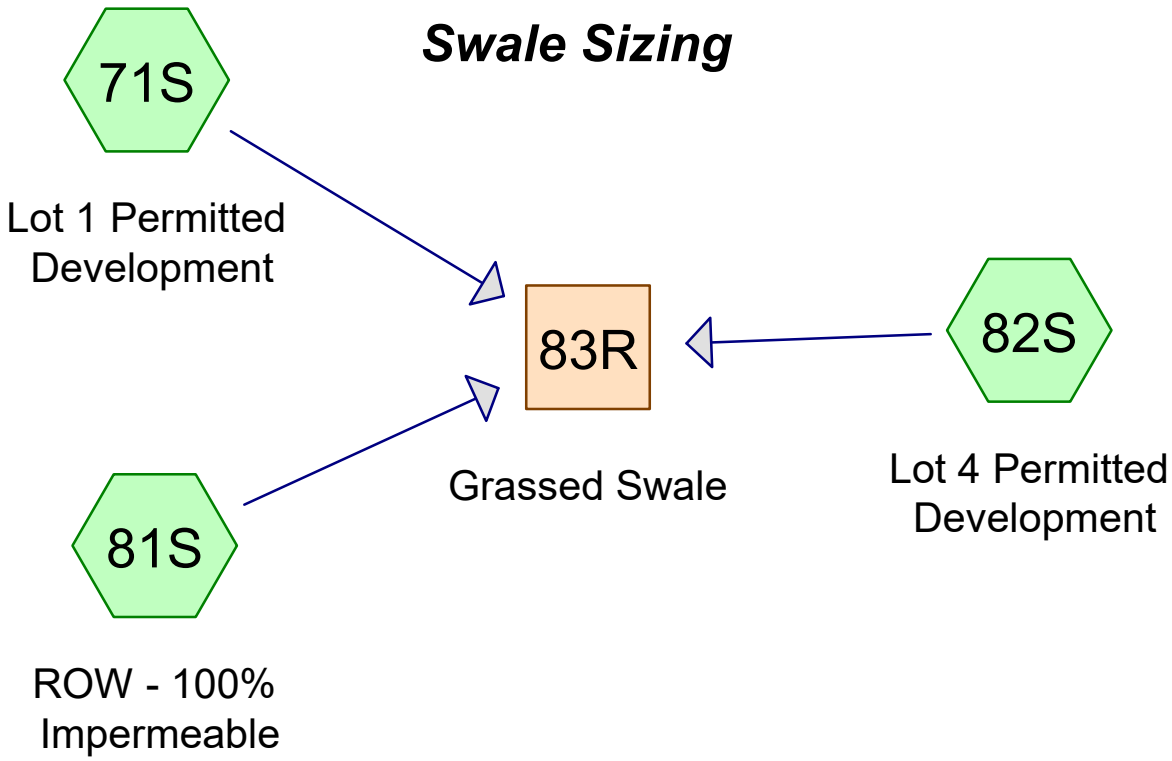
NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JM
CHECKED BY: BGS

▼ Standing groundwater level
▽ GW while drilling

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Subcat Reach Pond Link

Routing Diagram for 149289
Prepared by Wilton Joubert Ltd, Printed 7/10/2026
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 71S: Lot 1 Permitted Development

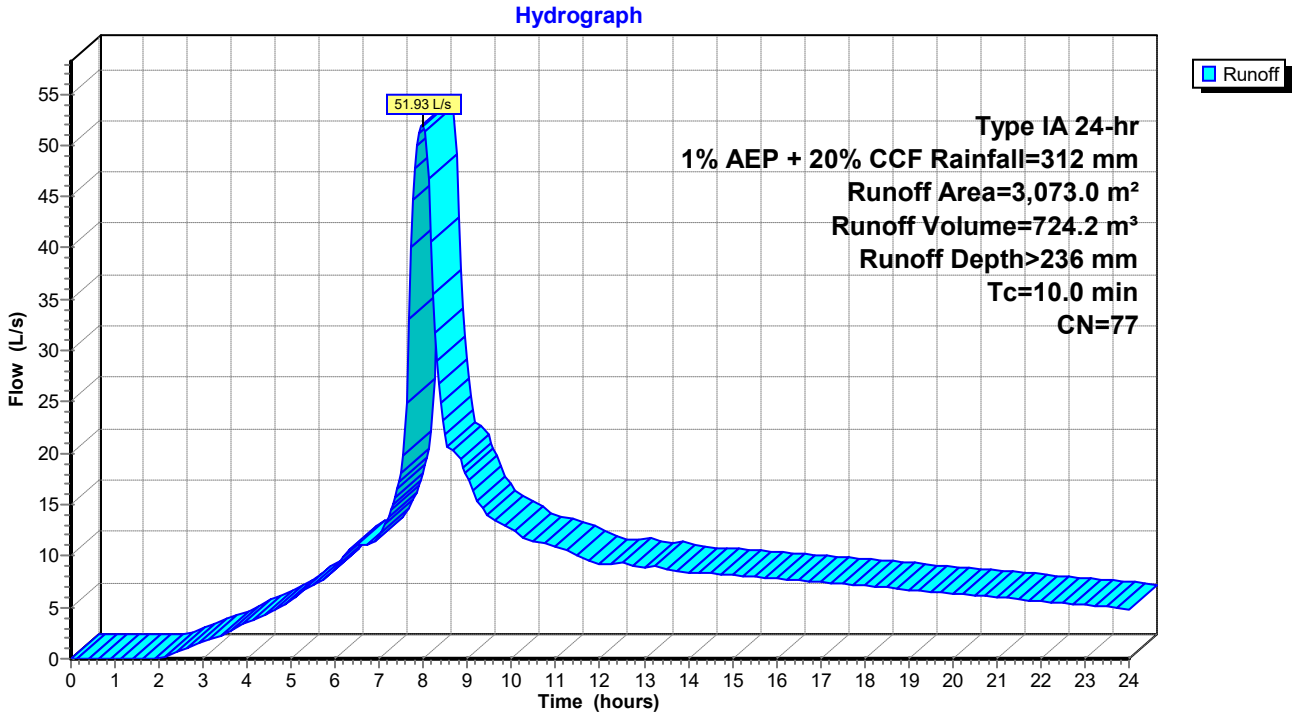
Runoff = 51.93 L/s @ 7.97 hrs, Volume= 724.2 m³, Depth> 236 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=312 mm

Area (m²)	CN	Description
384.0	98	Roofs, HSG C
2,689.0	74	>75% Grass cover, Good, HSG C
3,073.0	77	Weighted Average
2,689.0		87.50% Pervious Area
384.0		12.50% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 71S: Lot 1 Permitted Development



Summary for Subcatchment 81S: ROW - 100% Impermeable

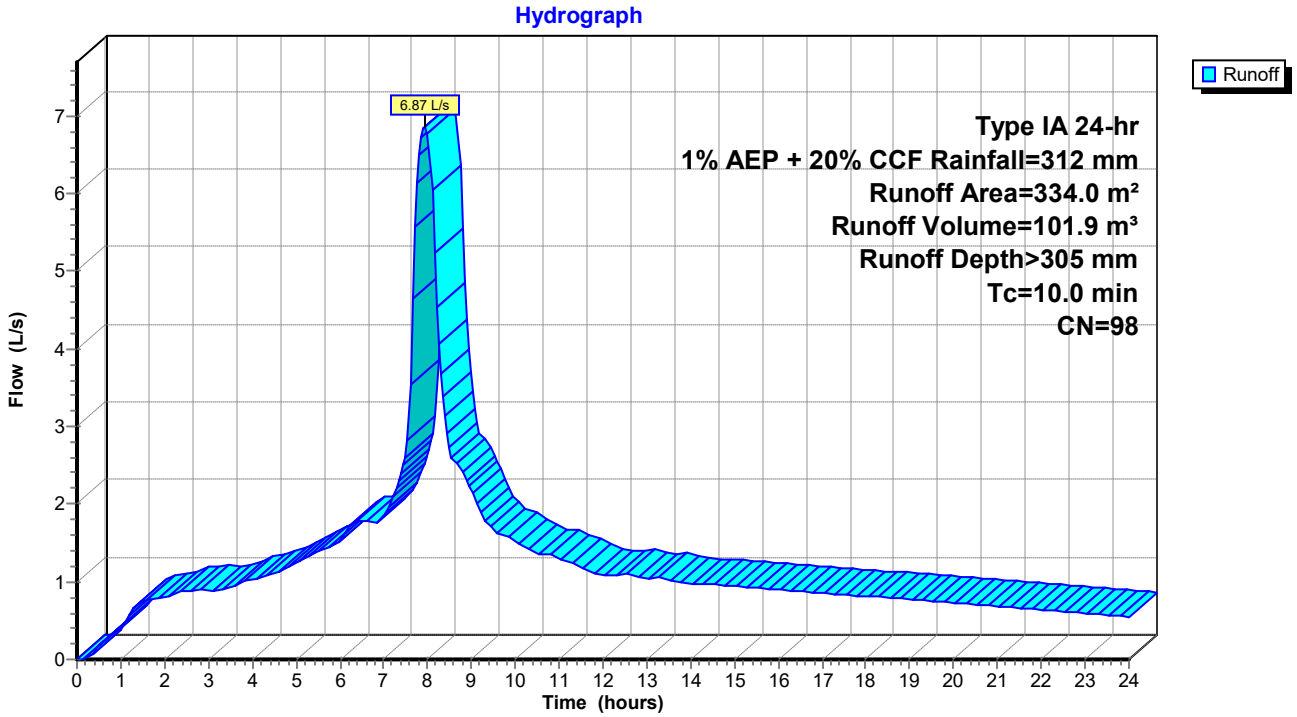
Runoff = 6.87 L/s @ 7.94 hrs, Volume= 101.9 m³, Depth> 305 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=312 mm

Area (m²)	CN	Description
334.0	98	Roofs, HSG C
334.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 81S: ROW - 100% Impermeable



Summary for Subcatchment 82S: Lot 4 Permitted Development

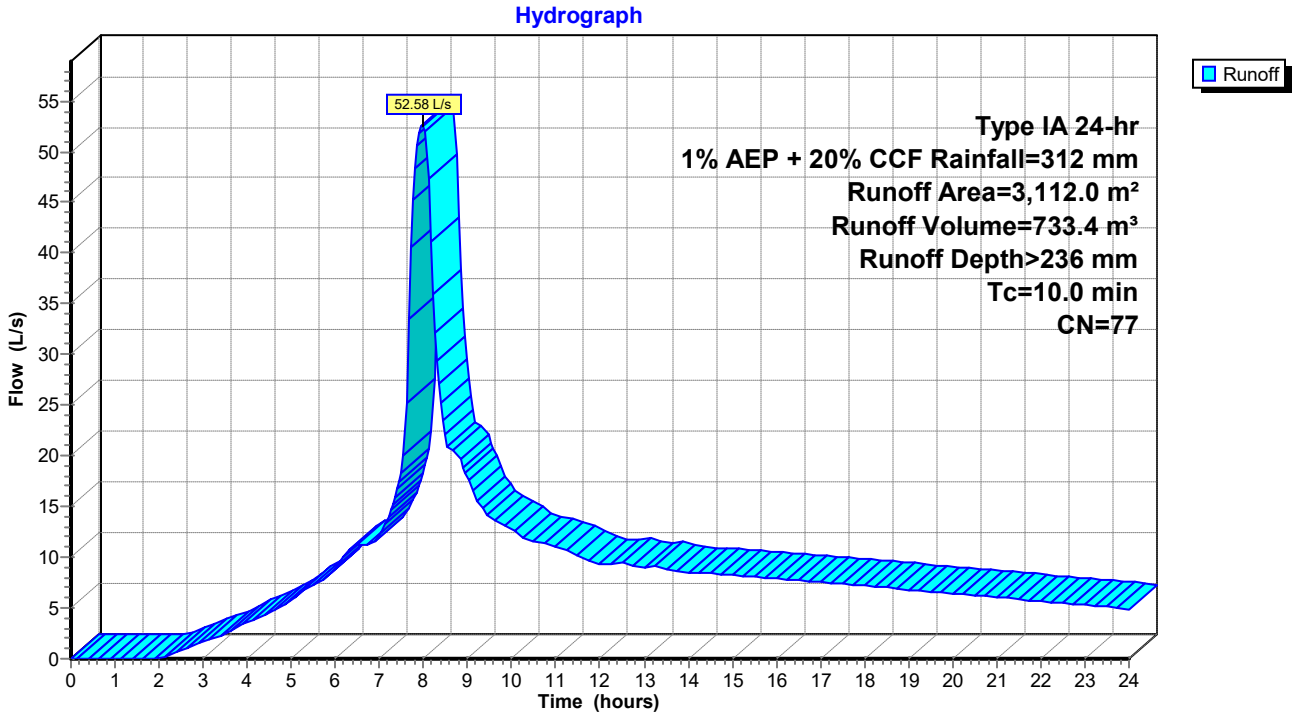
Runoff = 52.58 L/s @ 7.97 hrs, Volume= 733.4 m³, Depth> 236 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=312 mm

Area (m²)	CN	Description
389.0	98	Roofs, HSG C
2,723.0	74	>75% Grass cover, Good, HSG C
3,112.0	77	Weighted Average
2,723.0		87.50% Pervious Area
389.0		12.50% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 82S: Lot 4 Permitted Development



Summary for Reach 83R: Grassed Swale

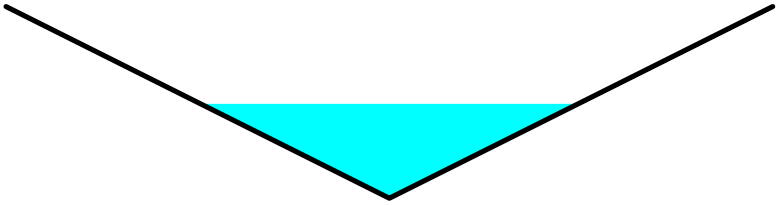
[65] Warning: Inlet elevation not specified
[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 6,519.0 m², 16.98% Impervious, Inflow Depth > 239 mm for 1% AEP + 20% CCF event
Inflow = 111.36 L/s @ 7.97 hrs, Volume= 1,559.5 m³
Outflow = 111.37 L/s @ 7.97 hrs, Volume= 1,559.3 m³, Atten= 0%, Lag= 0.1 min

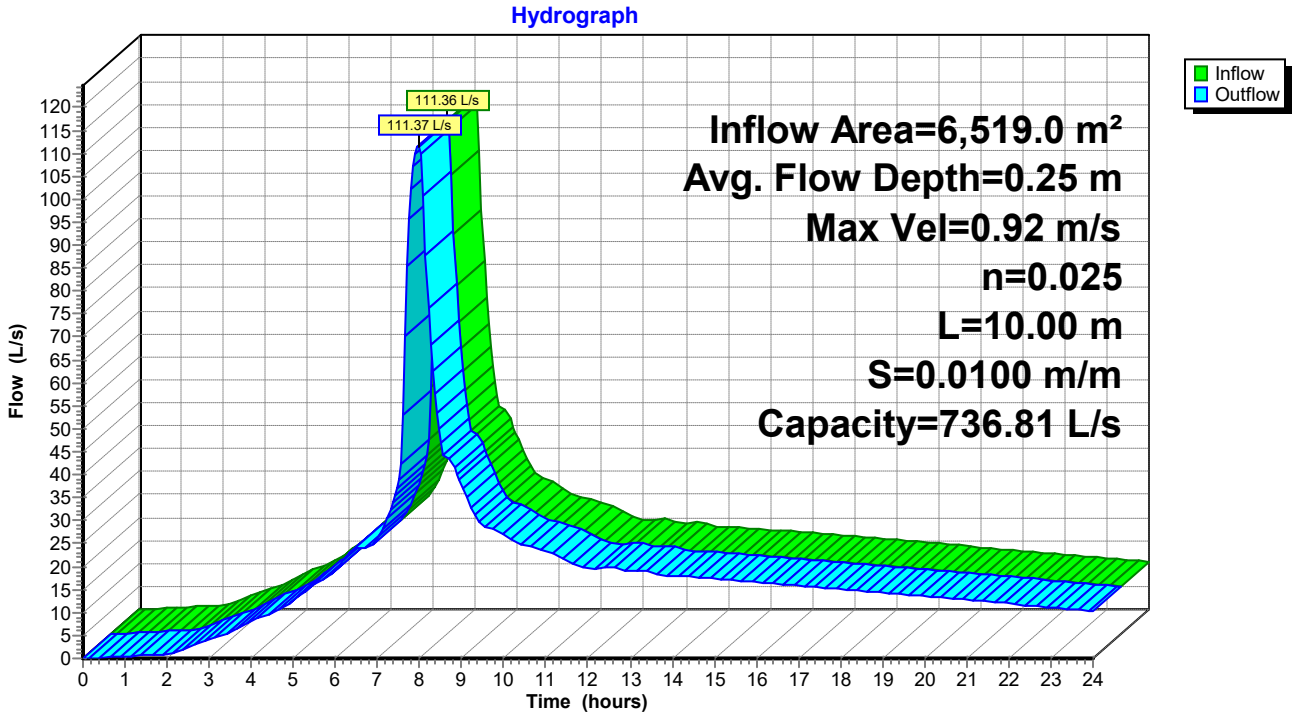
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.92 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.55 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 1.2 m³ @ 7.97 hrs
Average Depth at Peak Storage= 0.25 m
Bank-Full Depth= 0.50 m Flow Area= 0.50 m², Capacity= 736.81 L/s

0.00 m x 0.50 m deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 2.0 m/m Top Width= 2.00 m
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 83R: Grassed Swale



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29 September 2026

SUBDIVISION, 18 PURIRI PARK LANE, WAIPAPA
TRAFFIC SAFETY
FAR NORTH DISTRICT COUNCIL REF. CDM-2026-31

By Dean Scanlen

1. This is a traffic safety report on the proposed access arrangements for the subdivision of Lot 6 DP 465272 into four allotments, all of which lead to a single shared access that connects to the eastern side of Puriri Park Lane 130 metres north of Waipapa Road - centrally between the lots and at the location of an existing crossing.

Puriri Park Road and Waipapa Road

2. Puriri Park Lane is a private shared access, on Lot 8 DP 406343 that currently leads to seven titles including the parent lot, which has a one-seventh share in it.

3. It is straight and near level for the first 250 metres with a sealed carriageway 5.8 metres wide, concrete edge beams 300mm wide on both sides but no footpath. Its legal corridor is 10 metres wide and connects to Waipapa Road, at (AWM) 1.54 kilometres, in a Stop controlled tee intersection. Visibility is more than adequate from up to 3 metres behind the stop lines, but is restricted beyond that in one direction, so the Stop control is appropriate.

4. Waipapa Road is an arterial route that connects Waipapa to Kerikeri and its eastern satellite communities. It is sealed with two lanes, a footpath on one side and bicycle lanes on both sides. The speed limit is 60 km/hr.

Photo 1. Puriri Park Lane looking south from the proposed crossing point. Note the full visibility for the entire 130 metres to Waipapa Road.



Traffic

5. It is estimated that an average dwelling in this locality will generate 6 to 7 vehicle movements on an average day. As such, existing traffic on Puriri Park Lane is estimated to be in the range 42 to 48 movements on an average day, increasing to close to 70 movements with the subdivision at full development.

6. A directional bias is expected in the generated traffic, with an estimated 70% travelling to/from the east (which is the shortest route to/from Kerikeri). Increases are not expected during holiday periods.

7. The traffic on this part of Waipapa Road is estimated at 8,600 movements on an average day[1]. Increases are expected during holiday periods. Based on previous analysis of 15 years of regular counts on SH10, those increases are expected to be in the range 25 to 30% of average daily traffic.

8. No crashes of any type have been reported on either Puriri Park Lane or its intersection with Waipapa Road since at least the start of 2016.

Council Rules and Standards

9. Rule Tran-R2 Per-1 of the proposed Far North district plan, which has legal effect, permits shared private access that leads to as many as eight allotments. Puriri Park Lane currently leads to eight allotments but the subdivision will increase its use to eleven as far as the first driveway (20 metres from Waipapa Road), ten between that point and the subdivision access.

10. The council's width standards for rural public roads are given in Table 3-3 of its 2023 engineering standards. For "Access" roads, with traffic in the range 50 to 200 vehicle movements per day, which is already likely on Puriri Park Lane before subdivision and a near certainty after it, those specify a sealed carriageway 7.0 metres wide, of which 6.0 metres is sealed, and a legal corridor width of 20 metres. Neither footpaths nor lighting are specified for rural roadways.

Assessment

11. The key traffic safety issue with the proposed subdivision and Puriri Park Lane itself is the lack of background on the approach to Waipapa Road. This increases the risk of "missed intersection" crashes. The width of Puriri Park Lane, pedestrian safety and the standard of its intersection with Waipapa Road also warrant comment.

12. It is recommended that the lack of background on the approach to Waipapa Road be addressed with a bi-directional chevron board as shown in Photo 3.

[1] Mobile Road

Photo 2. The existing approach to Waipapa Road from Puriri Park Lane.



Photo 3. The approach to Waipapa Road from Puriri Park Lane with a bi-directional chevron as recommended.



13. The carriageway of Puriri Park Lane is slightly narrower than the council standards for rural "Access" roads, although its sealed width meets the standard when the concrete edges are included.

14. Both the width of Puriri Park Lane and pedestrian safety have been evaluated with a Far North district-wide search of crashes relevant to these matters – injury-causing crashes in which the width and/or absence of a footpath might have been a factor – those involving overtaking, head-on collisions, a loss of control, hitting of objects, collisions with slow vehicles (other than those that are turning, which is intersection related) and people walking along the road including on scooters or horseback. The search covered all urban roads in the district over the most recent 5 calendar years.

15. The search found a number of such crashes including some on roads of a similar width to Puriri Park Lane in which the resulting injuries were more than minor, but only one involving people walking along a road (in which only minor injuries resulted). All but two of those crashes occurred at, and were directly related to, a bend in the road, so are highly unlikely to be a risk on Puriri Park Lane.

16. The two incidents that occurred on relatively straight roads (similar in width to Puriri Park Lane) both involved motorbikes, one of which was being driven erratically before hitting a rock on a grass strip between the road and a footpath. In the other incident, the rider was not wearing a helmet and claimed to have hit a dog, although the dog did not suffer any injuries. While such crashes are a risk on roadways like Puriri Park Lane, it is far from certain that widening of the lane would reduce the risk. In fact, widening is likely to encourage greater speeds with a consequent increase in risks to all users, especially people on foot.

17. Recent peer-reviewed research also found that the rate of harm on roadways in the width range of Puriri Park Lane increases with increasing width. As such, widening of Puriri Park Lane will almost certainly be counter-productive. The reasons for this effect were not investigated, but are more than likely a result of increased speeds that widening encourages.

18. The one pedestrian incident found in the search occurred a short distance beyond a blind bend in a location with no footpaths and steep shoulders that make it impractical for people to walk anywhere other than the carriageway. The driver in that incident also admitted to driving at some 20 km/hr above the speed limit.

19. Puriri Park Lane has a walkable berm on its eastern side for the entire distance between the site and Waipapa Road, along which there is a footpath, so the risks of such an incident are significantly lower than those at the site of the reported incident. In any event, a single minor-injury-causing incident across the entire district in a 5-year period is a remarkably low rate of harm that does not warrant any safety measures for people on foot.

20. Overall, it is concluded that Puriri Park Lane is of a suitable standard and the effects of the proposed subdivision on it will be less than minor.

21. Despite this, speed advisory and warning signs are recommended, ideally as shown in Figure 1 – one in each direction.

Figure 1.

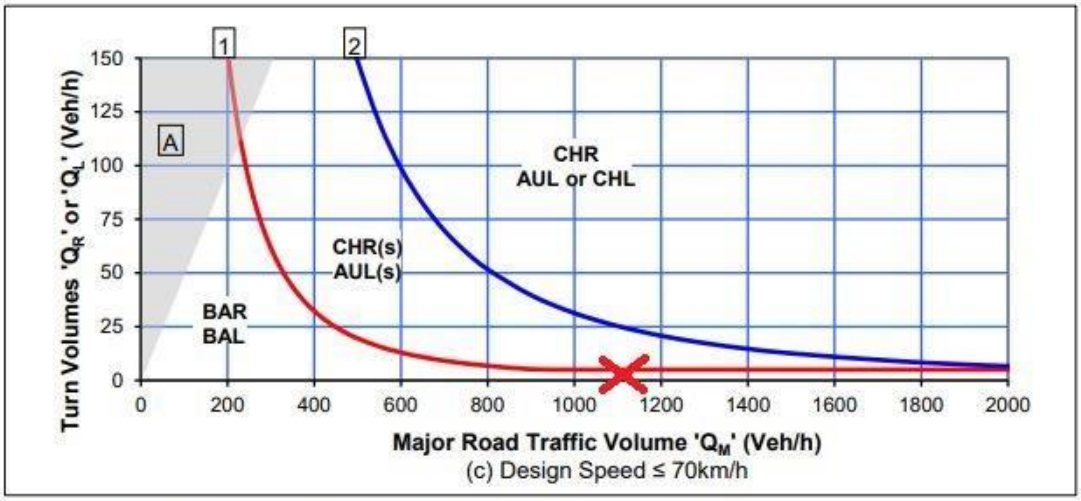


Intersection Standard

22. This has been evaluated by plotting the intersection on the applicable AUSTROADs warrants chart[2], see Figure 2. That plots the dominant entry – right turns from the east during holiday periods.

23. This shows that the expected rate of such turns – only 3 even during peak hours, is so low that no "turn treatment" is warranted and the intersection is of an appropriate standard.

Figure 2



Note: the minimum right-turn treatment for multilane roads is a CHR(s).

Source: TMR (2016a).

24. Photos 4 and 5 show the visibility in both directions from the intersection – both significantly exceeding the highest standard applicable to safety (the "safe intersection" standard).

Photo 4. Waipapa Road looking west from Puriri Park Lane.



[2] Guide to Traffic Management Part 6 Intersections Interchanges and Crossings Management.

Photo 4. Waipapa Road looking east from Puriri Park Lane.



Other matters

25. In a concept development meeting with the Far North district council in late April 2026, the location of the subdivision access was questioned, specifically whether it could be at the southern end of the site's frontage on Puriri Park Lane - some 50 metres closer to Waipapa Road than the proposed location.

26. With full visibility available between Puriri Park Lane and Waipapa Road from either access location, the closer location would provide no material safety benefit compared with the proposed location (which is central on the proposed new lots and coincides with an existing crossing). There are also no additional driveway crossings for other properties in that 50 metres.

27. The applicant is considering a covenant along at least some of the site frontage, which would enable the council to widen the legal corridor of Puriri Park Lane to 16 metres, at no cost and without the need to consult the eventual lot owners, if/when the road is vested. Such a covenant will not have any influence on the safety of the lane.

28. It might be necessary to install a communal water supply pipe along Puriri Park Lane to the site. The carriageway of Puriri Park Lane is not central on the legal corridor - there is at least 3.5 metres of berm along its western side between the proposed site access and Waipapa Road. That is ample space for a new water pipe and any existing services. The width of the proposed covenant cannot compromise the applicant's ability to install a water pipe along the lane. No other services would need to be installed along Puriri Park Lane.



Dean R Scanlen
BE(Hons)(Civil), CPEng, IntPE(NZ)

Rochelle

From: Deanne Rogers
Sent: Monday, 12 October 2026 12:42 pm
To: 'taiao@ngatirehia.co.nz'; 'mihakahone@gmail.com'; 'joanne.civil.nz@gmail.com'; 'riogreening@hotmail.com'; 'wayne@kiatupato.co.nz'; 'ricky.ashby@niss.org.nz'; 'TeRau.Allen@northable.org.nz'; 'edith.tahere@ngapuhi.org'; 'veza@xtra.co.nz'; 'leadett@gmail.com'; 'Arama.reihana72@gmail.com'; 'ngatikutahapu@gmail.com'; 'leadett@gmail.com'; 'honetiatoa@hotmail.com'; 'tekauri1@xtra.co.nz'; 'marisestuart@protonmail.com'; 'arnoldm86@windowslive.com'; 'arnoldm86 @windowslive.com'; 'arnoldm86@windowslive.com'; 'moana.tuwhare@ngapuhi.org'; 'b.p.king@xtra.co.nz'; 'riharidanielleluciille@gmail.com'; 'olemac@xtra.co.nz'
Cc: Rochelle
Subject: Proposed Subdivision - 18 Puriri Park Lane, Waipapa
Attachments: S18966 - Fielding - E - Aerial.pdf; 18 Puriri Park Lane - civil site plan.pdf

Tena koutou

Our client Darran Fielding is proposing to subdivide an existing property at 18 Puriri Park Lane, Waipapa (Lot 6 DP 465272) . I have attached a copy of the proposed subdivision plan for your information.

The subdivision would create five rural-residential allotments with vehicle access from an existing jointly owned access lot (Puriri Park Lane) off Waipapa Road. The site is relatively flat and drains westward via an existing open swale into the Whiriwhirtoa Stream. Runoff from the developed lots would be directed to this location. The application requires resource consent for a Discretionary Activity relating to the size of the proposed lots and the number of sites having vehicle access off Puriri Park Lane.

Far North District Council has advised us that the Iwi / hapu parties listed in the table below may have an interest in this area and development within it. If you are interested and wish to comment on the proposal, please reply to this email.

Group name	Group type	Contact name
Te Runanga o Ngāti Rehia	Hapu	Admin
Nga Hapu o Taiamai Waimate Kerikeri	Hapu	Hone Mihaka
Ngāti Hineira	Hapu	Joanne Civil
Ngāti Korohue	Hapu	Rio Greening and Arnold Mu
Te Ngare Hauata	Hapu	Wayne Stokes
Te Uri Taniwha	Hapu	Ricky and Ziandra Ashby
Te Whiu	Hapu	Te Rau Allen
Te Runanga a Iwi o Ngāpuhi	Iwi	Edith Tahere
Manukau Marae	Marae	Waimaria Veza
Pā te Aroha Marae	Marae	Tiwai Rāwiri
Private individual	Private individual	Arama Reihana
Ngāti Kuta Resource Management Unit	Resource management unit	Ngāti Kuta Admin
Ngāti Torehina ki Mataka Resource Management Unit	Resource management unit	Tiwai Rāwiri
Taiamai ki te Takutai Moana Resource Management Unit	Resource management unit	John Tiatoa
Kaire Edmonds Whanau Trust	Trust	Ian Mitchell
Lake Omapere Trust	Trust	Marise Stuart

Nga mihi nui,

Deanne Rogers
Consultant Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited
(office days: Mon & Wed)

Relevant Objectives and Policies

Part 2 – District Wide – Transport	
Objectives	
TRAN-O1	*The transport network, including State Highways and cycleways of strategic significance, is recognised and managed as regionally significant infrastructure to support the economic, cultural, environmental and social wellbeing of current and future generations.*
TRAN-O2	*Land use and transport planning are integrated to achieve an efficient pattern of land use and a transport network that is safe, efficient and well-connected.*
TRAN-O3	*Parking, loading and access provisions support the needs of land use and subdivision activities, and ensure safe and efficient operation for users.*
TRAN-O4	*The transport network provides for the safe and efficient movement of vehicular, cycle and pedestrian traffic and also meets the needs of persons with a disability or limited mobility.*
TRAN-O5	*The transport network is resilient to the likely current and future effects of climate change, and supports urban environments to reduce greenhouse gas emissions by encouraging the provision of active modes of transport and public transport networks.*
Policies	
TRAN-P1	*Recognise the transport network as regionally significant infrastructure by having particular regard to the significant social, economic, and cultural benefits of transport projects when determining resource consent applications or making recommendations on notices of requirement.*
TRAN-P2	*Establish and maintain a transport network that:* *a. provides safe and efficient linkages and connections;* *b. recognises the different functions and design requirements for each road classification, as shown on the Transport Network Hierarchy layer;* *c. supports reductions of greenhouse gases from vehicle movements and encourages the provision of active modes of transport and public transport networks;* *d. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and* *e. provides for existing and future pedestrian and cycling pathways that are well connected, including the Pou Herenga Tai Twin Coast Cycle Trail.*

TRAN-P3	*Ensure the safe, efficient and well connected operation of the transport network through the management of:* *a. the subdivision layout, and location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway and the railway corridor;* *b. well connected roads, including discouraging the design and construction of cul-de-sacs;* *c. the design of access (including emergency response access) and parking;* *d. vehicular access to and from sites;* *e. the volume of traffic from land use activities;* *f. vehicular, pedestrian, and cyclist needs, including persons with a disability or limited mobility;* *g. the adverse cumulative effects of land use and subdivision on the transport network; and* *h. reverse sensitivity effects that may impact regionally significant infrastructure.*
TRAN-P4	*Manage the design and location of all parking and the supply of bicycle parking and loading bays to:* *a. achieve the safe, efficient and effective operation of the transport network;* *b. ensure parking facilities for all transport modes are safe and secure;* *c. support the operational and functional requirements of activities;* *d. appropriately manage character and amenity effects on the local environment, including on the streetscape;* *e. minimise the impact of large parking areas on the stormwater network by encouraging water sensitive design;* *f. provide sufficient parking for persons with a disability or limited mobility; and* *g. comply with any relevant Parking Management Plans.*
TRAN-P5	*Encourage land uses to support an integrated and diverse transport network by:* *a. promoting alternative transport modes;* *b. the provision of safe and secure parking facilities for bicycles and associated end-of-trip facilities;* *c. allocation of parking facilities for motorcycles, car share vehicles, pick/up/drop off areas for ride share services and charging stations for electric vehicles; and* *d. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.*

TRAN-P6	*Only allow high traffic generating activities exceeding the thresholds in TRAN-Table 12 - Trip generation where these activities support the safe, efficient and effective use of transport infrastructure, as demonstrated through an integrated transport assessment (ITA). All ITAs should be completed by a suitably qualified and experienced transport professional.*
TRAN-P7	*Consider the following matters where relevant when assessing and managing the effects on the transport network and adjacent land:* *a. the type and level of traffic anticipated;* *b. the location of high traffic generating activities and their relationship to existing roads, the classification of those roads (as shown on the Transport Network Hierarchy layer) and adjacent properties;* *c. water sensitive design methods, including green spaces;* *d. safety requirements and improvements;* *e. the management of stormwater;* *f. any natural hazards;* *g. any cumulative effects arising from lawfully established activities in the surrounding environment;* *h. current and future connectivity including pathways and parking, and open space networks;* *i. any traffic assessment prepared by a suitably qualified and experienced transport professional;* *j. impacts on any State Highway or Limited Access Road; and* *k. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Part 3 – Area Specific Rural Residential Zone	
Objectives	
RRZ-O1	*The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity values of the zone.*
RRZ-O2	*The predominant character and amenity values of the Rural Residential zone are maintained and enhanced, which includes:* *a. peri-urban scale residential activities;* *b. small-scale farming activities with limited buildings and structures;* *c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and*

	d. a diverse range of rural residential environments reflecting the character and amenity values of the adjacent urban area.
RRZ-O3	*The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*
RRZ-O4	*Land use and subdivision in the Rural Residential zone:* *a. maintains rural residential character and amenity values;* *b. supports a range of rural residential and small-scale farming activities; and* *c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*
Policies	
RRZ-P1	*Enable activities that will not compromise the role, function and predominant character and amenity values of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:* *a. rural residential activities;* *b. small-scale farming activities;* *c. home business activities;* *d. visitor accommodation; and* *e. small-scale education facilities.*
RRZ-P2	*Avoid activities that are incompatible with the role, function and predominant character and amenity values of the Rural Residential zone including:* *a. activities that are contrary to the density anticipated for the Rural Residential zone;* *b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and* *c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.*

RRZ-P3	*Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zones and Horticulture precinct.*
RRZ-P4	*Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary::* *a. telecommunications:* *i. fibre where it is available;* *ii. copper where fibre is not available;* *iii. copper where the area is identified for future fibre deployment.* *b. local electricity distribution network.*
RRZ-P5	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone:* *a. consistency with the scale and character of the rural residential environment;* *b. location, scale and design of buildings or structures;* *c. at zone interfaces and the rail designation boundary:* *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* *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

S104(1A) Matters which are now outside of scope.

Top Energy Limited
John Butler Centre
60 Kerikeri Rd, PO Box 43
Kerikeri 0245, New Zealand
+64 (0)9 407 0600

16 October 2026

Rochelle Jacobs
Northland Planning & Development

Email: jrochelle@northplanner.co.nz

To Whom It May Concern:

PROPOSED SUBDIVISION
Darren Fielding – 18 Puriri Park Lane, Waipapa. Lot 6 DP 465272.

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

Top Energy's requirement is that power be made available for the proposed new connections.
Top Energy advises that proposed lot 5 has an existing power supply. Design and costs to provide a power supply to lots 1 - 4 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

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

Yours sincerely

[redacted]

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
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Resource Consent - Concept Development Meeting (CDM) Minutes

Reference: CDM-2026-31

Applicant Darren Fielding

Site address: 18 Puriri Park Lane, Waipapa



Legal Description: Lot 6 DP 465272 and 1/7 share in access Lot 8 DP 406343

Date: 27 April 2026

Duration of Meeting: 1.0 hour (via teams)

1. Meeting attendees

Council:

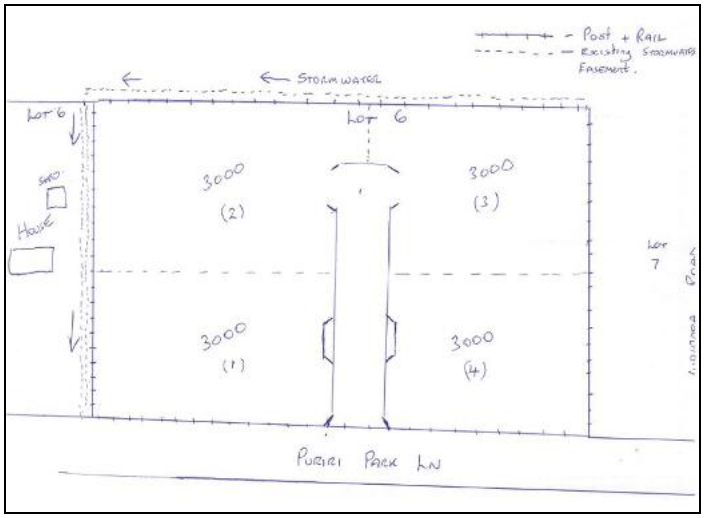
- Liz Searle — Team Leader Resource Consents
- Rinku Mishra — Senior Resource Consents Engineer
- Mike Fox — Consultant Roading Engineer

Agent:

- Rochelle Jacobs — Senior Planner, Northland Planning and Development 2020 Ltd

2. Proposal outline and documents submitted for CDM

Following the release of decisions for the Proposed Far North District Plan (PDP), anticipated in June, Darren Fielding proposes to lodge an application to subdivide the southern section of Lot 6 DP 465272 into lifestyle lots of at least 3,000 m², with up to four additional vacant lots proposed. The balance of Lot 6 will be approximately 1.0 hectare and contain the existing dwelling, shed and amenities.



Under the PDP the site is proposed to be rezoned Rural Residential, which under the proposed rules would enable lots of 2,000 m² as a discretionary activity. The minimum 3,000 m² areas proposed are reflective of the more restrictive corresponding Operative Far North District Plan (ODP) thresholds. The number of lots proposed will be dictated by access requirements.

Given the land area available, the primary issue identified by the applicant is not the lot sizes but servicing by the access lot. Subdividing as proposed would exceed the eight lot threshold for private access, with the ODP and PDP otherwise requiring it to vest as public road. The landowner anticipates that they would be unlikely to get the approval of all the other owners with an interest in the access lot for vesting and this would effectively stop the development. Therefore, the applicant requests feedback from Council's Roading Department on how many lots they could potentially create without vesting of Puriri Park Lane. Whether Roading would support dispensation, if it's a hard no, or if there's other alternatives the applicant can explore, i.e. consent notice restriction registered over titles created adjacent to Puriri Park Lane, wherein land would be dedicated for future use as road on demand if required through subdivision of sites to the north. The question is, will there be an adverse effect on users if the access lot does not vest.

At the point of common access shown on the proposed plan above, Puriri Park Lane extends an estimated 138 metres from Waipapa Road. To the southern boundary of Lot 6 DP 465272 Puriri Park Lane extends approximately 73 metres from Waipapa Road.

Whilst there is land in the vicinity which is flood susceptible, this doesn't include the subject site.

In summary, the purpose of the meeting is to address the following matters:

- Dispensation from vesting Puriri Park Lane as road (access Lot 8 DP 406343 is commonly owned by Lots 1, 2, 3, 4 and 5 of DP 406343, and Lots 6 and 7 of DP 465272, totalling seven title interests).



- Development contributions - what services will be charged if connections are not available

3. Discussion

Mike Fox:

Historically vesting of road was seen as imposing a burden upon ratepayers for future maintenance, however the current Roading Manager seeks vesting of road wherever possible as this is also partially funded through NZTA Waka Kotahi.

Assumes applicant would be required to obtain written approvals to waive vesting requirement.

Rochelle Jacobs:

Written approval would be required of users if they were considered adversely affected.

Outside of the resource consent process, the approval of the various users would be required at the time of updating titles with an interest in the access lot. Despite any decision in the resource consent process, this could potentially become unstuck if one person decides not to sign.

The issue is that all it takes is one person to sell their property during the process (i.e. before titles issue) and that owner to then withhold their approval to change title interests, for any associated resource consent to fall over. This creates future uncertainty. Having regard to this, the applicant is offering an alternative to vesting of the private access as road. This includes providing a ten metre wide access strip across the frontage of proposed lots which could in the future become public road if required. This would provide security for wider access that may be required to service future subdivisions of land to the north. That development scenario would extend to Puriri Park Lane.

Liz Searle:

Effectively the applicant is volunteering a restriction where Council has the ability to claim a covenanted ten metre wide area at no cost if required for road.

If looking at the access on the eastern side, (Lot 4 DP 537328) would need to determine the required width. This would however be established by public road standard and at this point in time is dependent on any neighbouring development proposal.

Suggested another alternative to reduce the area of private access used to service the subdivision could be to use Puriri Park Lane for access up to proposed Lot 4 and then have an internal right of way from that point. This would reduce the length of Puriri Park Lane servicing the subdivision (Rochelle Jacobs confirmed this could reduce the length of the land servicing the subdivision from approximately 130 metres to about 73 metres). The consent notice restriction volunteered by the applicant would still apply.

The area of Puriri Park Lane to the south of the site looks to have good visibility given its straight alignment. Questioned if the applicant considered they could get the written approval of Lot 7 DP 465272 to such a scenario.

Rochelle Jacobs:

Questioned if Lot 7 DP 465272 would be an affected party to any dispensation given the location of their crossing.

Liz Searle:

Queried that this could be an option if supported by Roading.

The private access being considered for vesting would then only apply to the 73 metre length servicing the development, and from there access is within the site itself.

Recommended if this is considered an option that the applicant could seek the advice of a surveyor with respect to shared options over the shorter length, i.e. as the proposed lots would use only a portion of the shared access, is there an option to limit their shares (and maintenance) over the shorter portion which they would use physically or would their shares automatically apply to the entire length of the existing shared access.

Rochelle Jacobs:

There would be shares for the future lots over the entire access lot because this is the extent of the parent title's current interests, it would just get further divided down and there would be parts of the access lots that the proposed titles would be unlikely to use. Included Paewhenua Island as an example where this has occurred.

Liz Searle:

The question is whether or not the difference going from 130 metres roughly to 73 metres would influence Roading's decision in terms of the requirements to vest if they had concerns with the initial option suggested by the applicant.

If this was an option, the applicant could still volunteer the covenant area within the lot to future proof widening the access and potential vesting.

If this became an option, the processing planner would be required to determine if the written approval of Lots 1 – 5 DP 406343 and Lot 7 DP 465272 would be required as the other owners of the access lot.

Rochelle Jacobs:

The reporting planner would need to make it very clear in the section 95 notification report how the development was enabled and anything over a specific threshold would need vesting.

Liz Searle:

The issue is, any notification assessment addressing a request to waive the requirement for vesting, needs to be supported by reasons why Council would or wouldn't support waiving the requirement i.e. are there any traffic safety implications.

Mike Fox:

It's not just safety, it's also what people are entitled to as ratepayers and making it work as a public system. You're not talking about a lower standard of formation necessarily, it's about the vesting, which has no effect on safety. Although the way the district plan is written, the closest you come to a safety effect would be if the formation falls apart because you've got too many people on it and owners can't agree to maintain it. The eight lots on a private access is about a workable number of users.

Liz Searle:

As a discretionary activity, Council can consider anything, but the plan provides some guidance in terms of what we should be looking at, i.e. 15.1.6C.4.1.

The matter being discussed is part of a wider district issue requiring input from the Roading Manager who has the discretion to make a decision.

Mike Fox:

Council needs to make a strategic decision which falls outside the scope of a consultant engineer's role.

Rochelle Jacobs:

This is why the applicant is volunteering to provide for future options.

Mike Fox:

What is being offered, effectively there would be a notice on the title requiring the extra width for future vesting and requiring landowners to give up their share of the right of way. This would bind current and future owners, and basically, could be a good mitigating factor.

Rochelle Jacobs:

This is why the applicant is volunteering to provide for future options as opposed to just seeking dispensation.

Lot 7 DP 465272 to the south sits outside of the development, so the applicant cannot volunteer any mitigation within the boundaries of that lot.

Liz Searle:

Council can only consider the mitigation offered by the applicant, and it is Council's decision as to whether or not it is accepted.

It's up to the applicant to determine what they may want to negotiate with Lot 7 DP 465272 and offer up. Council can't influence that.

The applicant is unlikely to approach Lot 7 DP 465272 until they have feedback from Council in terms of what Roading would or wouldn't support.

Rochelle Jacobs:

Would Council support four lots for example, or less.

Liz Searle:

The matters discussed are unlikely to be resolved in this meeting as they require input from Council's Roading Manager who has the delegation to provide the direction sought by the applicant.

The applicant may also want to consider the options discussed. (Rochelle Jacobs confirmed the alternative discussed above was on the table for consideration if required.)

In terms of affected parties, cannot advise if this would include Lot 7 DP 465272, but thoughts are that potentially they would be.

Rochelle Jacobs:

Mike's issue appears to be the precedent it's setting, including consideration under a new district plan. The applicant is however providing for the dispensation sought through mitigation offered, i.e. top up land for future roading. That should be taken into consideration, because Council will also be taking development contributions in the future.

Question for Liz, is what development contributions will be required. The area of benefit includes stormwater, wastewater and water supply.

Liz Searle:

When you look at the development contributions charges, there's no charge for stormwater for Kerikeri or Waipapa. So, in terms of what Council can potentially charge for this, it's wastewater and water.

Rochelle Jacobs:

It is in the area of benefit for wastewater, but Council needs to show that there's going to be some sort of connection available within ten years.

Rinku Mishra:

Before any further comment is made in addressing development contributions, staff will need to check with Shelley Wharton, Manager Infrastructure Engineering, what connections will be available in next ten years.

Liz Searle:

I think the issue is the way the policy is drafted and you don't have to have services available. Council can charge for services which aren't available.

Rochelle Jacobs:

They can, but I believe I read it still has to be shown that there's going to be a connection available within ten years.

Liz Searle:

It has to be written in the policy. At the moment, Council is limited to what's written in the policy. Requested that Rochelle provide the reference referred in the policy to enable Liz to then raise the matter with infrastructure to confirm development contribution requirements.

4. Next steps

Based upon the above discussion:

- Rochelle Jacobs to confirm provision in development contributions policy where contribution will not be charged if the infrastructure will not be available for connection within ten years.
- Following response above, Liz Searle to confirm contributions payable per additional lot.
- When minutes are available, Mike Fox to follow up with Roading Manager to confirm:
    - stance with respect to the district plan requirements for road to vest, and
    - requirements based upon the various levels of mitigation discussed and offered by the applicant, as summarised above (including four, three and two additional lot scenarios if this makes any difference to Roading's level of support).

(Roading Manager returns from leave on 11 May.)

The meeting will be reconvened to discuss further when the above matters have been met.

Update

5 May 2026 Rochelle Jacobs confirmed that the Development Contributions Policy uses the word 'may' and that there is provision for Council to waive the requirement to pay certain development contributions. This is however a decision for Council to make and it is recognized that the policy has included specific programs/projects which include upgrades to the wastewater treatment plant – Stages 2 and 3, a new storage pump and Kerikeri Wastewater Network upgrades. Confirmation that these listed projects will provide a service to the subject site is requested.

Mike Fox to follow up when Roading Manager returns.

Please Note:

The views and opinions expressed by Council Officers at the Concept Development Meeting and in these associated notes provide their preliminary view only.

A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.