THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 10694

11 April 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Subdivision of land at 94B Pa Road – Mike Endean

I am pleased to submit application on behalf of Mike Endean, for a proposed subdivision of land at Pa Road, zoned Rural Living. The subdivision meets the zone's controlled activity minimum lot size in that all lots are in excess of 4,000m^2. Because the proposal results in a smaller total site area accommodating an existing dwelling and hardstand area, breaches of the zone's Stormwater Management & Building Coverage results. This makes the activity a discretionary activity overall.

The application fee of $5,013 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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denis@tsurvey.co.nz, sam@tsurvey.co.nz

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After Hours: Office Manager: Sam Lee 021 1370060

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☑ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with?	
Who else have you consulted with?	Service providers

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

5. Applicant Details

Name/s: Michael Endean

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Lynley Newport

Email: [redacted]

Phone number:

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

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

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

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

Name/s: As per item 5

Property Address/ Location:

Postcode

8. Application Site Details

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

Name/s:	as per item 5
Site Address/ Location:	94B Pa Road KERIKERI Postcode 0230
Legal Description:	Lot 8 DP 310634
Val Number:	
Certificate of title:	41826

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? (✓) **Yes** ( ) **No**

Is there a dog on the property? ( ) **Yes** (✓) **No**

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

PLEASE CONTACT RUSSELL GRACE (CARETAKER)
00 64 21 407 936

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.

4 lot subdivision on land zoned Rural Living, complying with the controlled activity minimum lot sizes in the Operative District Plan; land use consent for existing development to be within Lot 1.

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

10. Would you like to request Public Notification?

( ) **Yes** (✓) **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) M.B. ENDEAN

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) MICHAEL BRUCE ENDEAN

Signature:
(signature of bill payer) [redacted]

Date 10/04/2025

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) MICHAEL BRUCE ENDEAN

Signature: [redacted] Date 10 | 04 | 2026

A sig[redacted]ode by electronic means

Checklist (please tick if information is provided)

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

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

M Endean

PROPOSED SUBDIVISION

94B Pa Road, Kerikeri

PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

The proposal is to carry out the subdivision of Lot 8 DP 310634, containing one existing dwelling and an existing storage shed, into new Lots 1-4, all in excess of 4,000m^2, where Lot 1 will contain the existing dwelling and Lot 2 will contain the shed. A copy of the Scheme Plan(s) is/are attached in Appendix 1.

The application is subject to and has appurtenant rights to a number of existing easements. These will all carry over as appropriate and are shown on the scheme plans. New easements B, F and G are shown in a Memorandum, along with a proposed water supply easement H to potentially replace an existing water supply easement. The latter are outside of a Memorandum and not compulsory.

Lots 1-3 will gain access off the end of Pa Road via existing formed entranceways and driveways. Lot 4 will utilise an existing appurtenant ROW A at 66A Pa Road. Lot 1 is already fully developed. Lot 2 will also have access over the existing formed driveway from the end of Pa Road. Lot 2 supports an existing well established shed and parking/manoeuvring area.

Proposed lot areas are as follows:

Lot 1	(fully developed)	4,230m^2;
Lot 2	(containing shed)	1.6411ha;
Lot 3	(vacant)	6,740m^2;
Lot 4	(vacant)	4,014m^2

The subdivision also requires consent under the Proposed District Plan because of the site being within a Heritage Overlay. Subdivision of land in a Heritage Overlay is a restricted discretionary activity under the PDP and this is a rule that had immediate legal effect upon notification of the Proposed District Plan.

Land Use

Although the existing development to be within Lot 1 is all legally established and/or consented, because of a proposed new lot area, the percentage of that lot area covered by impermeable surfaces exceeds both the permitted activity (12.5%) and controlled activity (20%) thresholds in terms of impermeable surface coverage.

This consent therefore includes application to provide for existing impermeable surface coverage to be within Lot 1, breaching rules 8.7.5.1.5 and 8.7.5.2.2 (stormwater management), and to provide for existing building coverage to be within Lot 1, breaching rules 8.7.5.1.13 and 8.7.5.3.4 (building coverage).

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land in one title to create 3 lots, and to then carry out boundary adjustment between one of the new lots and adjacent property; and for land use consent for existing building and impermeable coverage to be within one of the new lots. Overall the application is assessed as a discretionary activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

2.0 PROPERTY DETAILS

Location:	94B Pa Road, Kerikeri. A location map is attached in Appendix 2.
Legal description:	Lot 8 DP 310634
Record of Title:	41826 with an area of 3.1395ha. A copy is attached in Appendix 3, along with relevant legal interests.

3.0 SITE DESCRIPTION

3.1 Physical & Mapped characteristics

The property is located adjacent to the upper reaches of the Kerikeri Basin. The site is undulating with portions of flatter ground upon which existing development has been established. Vegetation cover is mixed grass/lawn areas with scrub/trees on the sloping ground. The site has a relatively short frontage to existing Esplanade Reserve abutting Crown Land which is in turn, adjacent to the Kerikeri River (tidal). Proposed Lot 3 accommodates a

crescent shaped man made (and landscaped) pond on its lower portion adjacent to Pa Road.

The site, in its entirety is attractively landscaped with ongoing high level grounds maintenance providing a 'park like' atmosphere and appearance.

Built environment consists of a large home and parking /manoeuvring area, with landscaped gardens, all to be within proposed Lot 1, and a large shed located centrally on proposed Lot 2. Internal access is existing to the development already in-situ as well as to a new building site to be within vacant Lot 3.

The site is mapped in the Operative District Plan as Rural Living and is within the Kerikeri Basin Visual Buffer area (heritage area). These mapped features have carried over into the Proposed District Plan where the site is proposed to be zoned Rural Residential and is within the Kerikeri Heritage Area – Part B.

A very small portion of proposed Lot 2, adjacent to Esplanade Reserve is mapped as being subject to both the 10 and 100 year River Flooding event. This has no impact on likely future building sites. The site is not mapped as containing any high or outstanding natural or landscape values. The site has previously been subject to two Archaeological Surveys and Assessments with one site identified and located on the extreme south eastern boundary of proposed Lot 2 (identified as NZAA ID P05/1029). This NZAA site is more than 90% on the adjacent property, with only small portion on the application site.

The site does not contain any scheduled or mapped heritage sites or Sites of Significance to Maori and is outside the Kerikeri Basin Heritage Precinct (but within Visual Buffer area, as stated above). The site contains areas of indigenous vegetation but is not within any mapped kiwi present or high density kiwi area.

3.2 Legal Interests on Titles

The property is subject to, and has appurtenant rights to, a number of easements and instruments, summarised below in tabular format.

Subject to		
Identifier	**Date Registered**	**Purpose**
D040739.4	1996	Right of way, electricity and telephone rights and a right to convey water
D261264.2	1998	Consent notice imposed by Council
5498810.15	2003	Pedestrian right of way, right of way, electricity and telecommunications, water supply
Appurtenant		
5357130.9	2002	Right of way and right of electricity, telecommunications and water supply
5498810.14	2003	Right of way, electricity, telecommunications and water supply
5498810.15	2003	Water supply

Copies of relevant instruments are attached as part of Appendix 3.

3.3 Consent History

The application site has been involved in a number of historic resource consents, as follows:

RC 4633	1993	(subsequently varied in 1994) creating Lots 1-4 DP 168091
RC 1950759	1995	Creating Lot 5 DP 172257, land now part of the application site
RC 1960564	1996	Creating Lots 4 & 6 DP 175053, the former being land now part of the application site
RC 1960795	1996	Creating Lots 3 & 4 DP 176588 involving land now part of the application site
RC 1970089	1996	Creating Lots 4 & 8 DP 178347 involving land now part of the application site
RC 1970242	1996	Creating Lot 7 DP 184641, later becoming Lot 7 DP 310634, containing the covenanted pond area on land adjacent to the application site
RC 2000159	1999	Boundary adjustment involving land in the application site
RC 2010478	2001	Creating Lots 3, 5, 7 & 8 DP 310634, the latter being the application site
RC 2040044	2003	(subsequently varied in 2004 via RC 2040963) but not given effect to
RC 2090386	2010	Application involving land in the application site and adjacent site to create four titles – but not given effect to
RC 2170198	2016	Combined application to create 4 additional lots from land in the application site, along with land use consent for breaches of impermeable surfaces (Lots 1 & 2) and building coverage (Lot 2) – later varied, see below
RC 2170198-RMAVAR/A	2017	Subdivision component varied to introduce staging
RC 2170397-RMALUC	2017	Land use consent required for a breach of boundary setback for the existing shed and new proposed boundary – no longer relevant as RC 2170198-RMACOM (& subsequent variation never given effect to)

RC 2010478-RMASUB & RC 2170198-RMAVAR/A are attached in Appendix 4 – the former because it created the current application site, and the latter because it is the latest of a long series of varied proposals for land in the application site. This planning report contains a section with potential draft conditions that might apply to this current consent, which include any that are still relevant from RC 2170198 (which created 6 lots compared to the 4 in this current proposal).

In between RC 2010478-RMASUB and 2170198-RMAVAR/A, another subdivision was issued but not given effect to. RC 2090386 proposed to create four titles. Supporting technical reports forming part of RC 2090386 have relevance to this current application and are referred to in the AEE below, just as technical reports for RC 2170198-RMAVAR/A are also referred to.

Building consent history for the site is restricted to the existing development to be within proposed Lot 1 and to the shed to be within Lot 2.

BC-2004-831, issued in 2004, consented the dwelling to be within proposed Lot 1. RC 2040351-RMALUC provided for earthworks associated with the creation of the building platform and construction of the dwelling.

BC-2004-1727, issued in 2004, consented swimming pool and water tanks;
BC 2007-2219, issued in 2007, consented extensions and pool conservatory but was not continued with, instead replaced by BC-2008-1719 issued in 2008.

BC-2002-233, issued in 2001, consented the shed to be within Lot 2.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: .	Refer Sections 1 and 5 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this Planning Report.
(b) a description of the site at which the activity is to occur:	Refer to Section 3 of this Planning Report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site. The application is for subdivision & land use under the ODP.
(e) a description of any other resource consents required for the proposal to which the application relates:	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 7 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): (*a) any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national*	Refer to Sections 5 & 7 of this Planning Report.

environmental standard or other regulations).	
(3) An application must also include any of the following that apply:	
(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Refer sections 3 and 5. The site supports a residential dwelling and ancillary buildings, as well as a storage shed, all of which have been legally established. The application includes breaches for existing impermeable surface & building coverage for the existing development to all be within proposed Lot 1.
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	There is no existing resource consent. Not applicable.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4: Additional information required in application for subdivision consent

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

(g) the locations and areas of land to be set aside as new roads.	

Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 7 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— *(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and* *(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*	The subdivision does not involve any discharge of contaminant.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons are identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of effects does not warrant any.
(h) if the activity will, or is likely to, have adverse effects that are more than	No protected customary right is affected.

minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 6. The proposed activity will have no more than minor effects on the physical environment and landscape and visual amenity values.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6. The proposal will have no more than minor effects on habitat and ecosystems.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6, and above comments
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The site is zoned Rural Living and is within the Kerikeri Basin Visual Buffer area.

Subdivision:

Table 13.7.2.1: Minimum Lot Sizes

(i) RURAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	**Restricted Discretionary Activity Status (Refer also to 13.8)**	**Discretionary Activity Status (Refer also to 13.9)**
The minimum lot size is 4,000m^2		The minimum lot size is 3,000m^2

The lots created are all in excess of 4,000m^2 – controlled activity.

Zone Rules

Existing development to be within Lot 1 is existing and consented. Total impermeable surface coverage is estimated at approximately 1,000m^2 (taken off aerial photograph). This equates to approximately 24% of proposed new lot area, breaching both permitted and controlled Stormwater Management rules applying to the zone (8.7.5.1.5 and 8.7.5.2.2). In addition, the existing building coverage to be within Lot 1 is estimated to be approximately 750m^2 (18% of proposed lot area). This breaches both the permitted and restricted discretionary building coverage thresholds (8.7.5.1.13 and 8.7.5.3.4).

In regard to other relevant zone rules, future development on the lots can readily comply with 8.7.5.1.3 Building Height; 8.7.5.1.4 Sunlight; and 8.7.5.1.5 Setback from Boundaries.

District Wide Rules:

12.3.6.1.2 Excavation and/or Filling – Zone provides for up to 300m^3 in any 12 month period. Only minimal earthworks will be required at time of subdivision, should passing bays need to be constructed on shared accessway. No breach of 12.3.6.1.2 has been identified.

The site contains nothing to which other rules in Chapter 12 relate to in terms of landscape, natural character, indigenous vegetation or scheduled heritage items, or hazardous facilities or storage. The property is within the Kerikeri Basin Visual Buffer Area, however there are no subdivision rules relating to the Buffer Area.

Rules in Chapter 15.1 Traffic, Parking and Access:

All access is existing. I have not identified any breaches of Chapter 15.1.6C.

Summary

The subdivision is a discretionary activity overall in terms of the Operative District Plan due to land use breaches resulting from reducing the area of land around existing development. Titles resulting from both stages of the proposal will all be in excess of the controlled activity minimum lot size applying to the zone.

5.2 Proposed District Plan

The Proposed District Plan (PDP) was publicly notified on 27th July 2022. Regard must therefore be had to Objectives and Policies within the PDP relevant to the site. Legal effect must also be given to any rules that the Council has identified in the PDP as having immediate legal effect. Such rules may affect activity status of an application.

In this instance I have examined the PDP, where the application site is zoned Rural Residential. There are no zone rules that have legal effect and therefore rules applying to the Rural Residential Zone do not have to be considered in regard this application, or its activity status.

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

SUB-R13 Subdivision of a site within a heritage area overlay is a restricted discretionary activity under the PDP, where the matters of discretion are limited. These matters are assessed in Section 6.0 below. **The overall category of activity remains discretionary, with restricted discretionary activity status pursuant to SUB-R13**.

There are two earthworks rules and associated standards in the PDP that have legal effect. The requirements of those rules – related to observance of the ADP, and G05 Erosion and Sediment Control standards, can be achieved via conditions of consent.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

This AEE is supported by three reports prepared by Consultant Chartered Professional Engineering firms dated 2008 and 2016, and provided with previous applications for subdivision of the same land that is the subject of this current application. These reports can be found with the property file associated with RC's 2090386 and 2170198 and have also been attached to this application as Appendices 5-7:

- Site Suitability Report, by Haigh Workman, dated 2008, associated with RC 2090386, and relevant to land in Lot 2 of the current proposal;

- Geotechnical Investigation Report, by LDE, dated April 2016 (specific to land in Lot 3 of current proposal) and associated with RC 2170198; and
- Effluent Disposal Report, also by LDE, dated August 2016, also associated with RC 2170198 and relevant to land in Lot 2 of the current proposal.

6.1 Allotment Sizes and Dimensions

Proposed Lot 1 is already fully developed. Proposed Lots 2 - 3 are vacant in terms of dwellings, with Lot 2 having an existing shed. Lots 2 - 4 can accommodate a 30m x 30m square building envelope complying with setback provisions (3m from boundaries).

Potential house sites on each of these lots have been investigated in suitability reports prepared for the earlier issued subdivision consents. These reports concluded that the lots were of a suitable size and dimension for future residential use.

6.2 Natural and Other Hazards

The site is not subject to any natural hazard other than a small area immediately adjacent to the Esplanade Reserve on the large Lot 2's boundary. This lot has a large stable and level area free of any natural hazard that would preclude building on it.

Lot 3 is smaller, at 6,740m^2. When applying for RC 2170198-RMACOM, supporting information was provided in regard to site suitability. Lot 3 of RC 2170198 is very similar in size and shape to Lot 3 of this current application, albeit the current Lot 3 is larger. The original report, prepared by LDE (Geotechnical Investigation Report, dated April 2016) is attached in Appendix 5. This concluded that building within Lot 3 was possible in regard to ground conditions. It suggested a building platform should be isolated from the steepest section of the slope to the southwest by 6m – effectively a building line restriction which should be established at time of survey. The report also provides recommendations in regard to future retaining walls that may be required. It should be noted, however, that this may not be the only available building platform. Therefore, whilst it shows feasibility for one site, any consent notice imposed by the Council needs to provide a future lot owner the opportunity to commission a new/different geotechnical report for an alternative site.

The land to be within Lot 4 has been previously assessed in the historic Engineering reports attached in Appendices 5-7. The Haigh Workman in Appendix 7, identified the land in Lot 4 has having relatively steep topography but with ground of firm weathering greywacke suitable for building, most obviously near the centre of the elevated ground within the lot. The report made recommendations in regard ground preparation and building foundation design.

6.3 Water Supply

Reticulated water connections are not available and lots will need to be served via rainwater storage tank(s). Council can impose its standard consent notice in regard to the provision of potable and fire fighting water supply. This consent notice need not apply to Lot 1 which has existing development.

6.4 Energy Supply & Telecommunications

The property is zoned Rural Living, a non-urban zone where power and telecommunications are not a requirement at time of subdivision. Notwithstanding this, both Top Energy and Chorus have been consulted, with the results of that consultation attached in Appendix 4.

6.5 Stormwater Disposal

The LDE Geotechnical reports, covering land in Lot 3 (referred to above) also assessed stormwater management for future development on the lot. At 6,740m^2 in area, the lot has a permitted impermeable surface coverage of 842.5m^2, abundant for a dwelling with parking/manoeuvring area.

Lot 2 is over 2ha in area and although containing existing access and buildings (estimated off aerial coverage at 1,680m2), there is abundant scope for additional impermeable surface within the permitted 12.5% threshold (2,553m^2 permitted).

The land in Lots 2 and 4 was the subject of the 2008 Haigh Workman report provided in the appendices. This assessed that long term stormwater management from the undeveloped lots would drain almost entirely into large man-made ponds/lakes installed for the purposes of landscaping and stormwater management, by the previous owner. The ponds have large surface area and will be effective in attenuating peak flows from further up the catchment and from the surrounding lots, to be somewhat less than natural peak flows.

Lot 1 is fully developed. The reduction in lot area containing that development results in breaches of both the permitted and controlled activity impermeable coverage. However, RC 2170198-RMACOM, issued in 2016, consented the existing coverage within what was Lot 2 of that RC's scheme plan (currently proposed Lot 1). The only condition imposed in RC 2170198-RMACOM in regard to the land use consent for existing impermeable coverage was that the owner of the lot was to provide evidence that adequate outfall protection was installed from piped stormwater discharge outlets to Kerikeri Inlet River to the satisfaction of Council's engineer. In addition the subdivision consent included a Consent Notice in regard to ensuring discharge from roofs, paving and tank overflow is piped to, and discharged into, the commonly owned stormwater system within the development.

As far as I can ascertain, there has been no increase in impermeable surface within the lot since that consent was issued. Information provided with RC 2170198 included stormwater assessment & calculations. Large roof catchment of approximately 750m^2 discharges to water tanks on the northern side of the dwelling, with overflow piped to an outfall into the Kerikeri River (tidal). The report concluded that no detention methods need be put in place.

6.6 Sanitary Sewage Disposal

The August 2016 LDE report, in support of RC 2170198, addressed effluent treatment and disposal for land that will be in proposed Lot 2. This LDE report is attached in Appendix 6. The earlier April 2016 LDE Geotechnical Report addressed wastewater treatment and disposal for

land in Lot 3. In addition, the 2008 Haigh Workman Site Suitability Report addressed wastewater treatment and disposal for land in Lots 2 and 4.

In regard to Lot 3, the LDE report stated that it was unlikely that conventional septic tank and absorption trench disposal systems will be adequate. It therefore considered an aerated wastewater treatment plant with widely spaced dripper irrigation lines would be most appropriate. Disposal areas should be located within the gentler sloping areas of the hillside, with the area to the north of the building site proposed in that report, considered to be appropriate.

The 2016 LDE report, relevant to land in Lot 2, found that there was more than one suitable area for effluent disposal. The report is silent in regard to whether primary or secondary treatment was preferred, but did state that there was little risk of any shallow permanent groundwater levels at any site. The Haigh Workman report went into more detail and whilst recommending secondary treatment with trickle irrigation, also stated that, depending on the house site chosen, disposal of primary treated effluent by soakage might also be possible. This comment applies to both our current Lots 2 and 4.

The existing development within Lot 1 is serviced by on-site wastewater treatment and disposal.

6.7 Easements for any purpose

The scheme plan(s) attached in Appendix 1 show all existing easements along with a Memorandum of Easements. There is also a proposed water supply easement H to potentially replace an existing water supply easement. This is proposed only and should therefore not be a requirement of any consent.

6.8 Property Access

All access is existing. The main entrance into the property, and to adjacent Lot 5 DP 310634, is off the end of Pa Road via a sealed and landscaped 'gated' entranceway. Internal to the site, shared accessway is also existing, providing access to the development to be within Lot 1 and to the shed on Lot 2. This latter accessway will also provide access to a future dwelling within Lot 3 (easement G on the scheme plan).

RC 2170198-RMAVAR/A included conditions requiring upgrading of existing concrete access within the site. However, this was on the basis of a 6-lot subdivision, not the 3 lots now being proposed to gain access over those existing formed driveways. The 5m width required in RC 2170198 is no longer applicable given that the first part of the shared accessway will now only serve three lots plus one adjacent site (4 in total), and once past the entranceway into that adjacent property and the dwelling to be in Lot 1, the accessway only serves two lots. The appropriate standard is therefore 3m with passing bays, where required, and with appropriate drainage. The accessway to Lot 4 is over an existing formed appurtenant right of way easement.

6.9 Effects of Earthworks

Very little earthworks will be required to give effect to the subdivision, or to establish a building platform on the large Lot 2. In regard to Lot 3, the LDE report in Appendix 5 provides recommendations in regard to excavation and filling associated with the future development of that lot. A house site on Lot 6 will likely require earthworks to level the site (refer to Haigh Workman Report), however these earthworks will be at building consent stage and not part of subdivision works.

6.10 Building Locations

There are no constraints as to the location of a building within the vacant lots, in terms of physical attributes such as flood risk, other than to avoid the low lying portion of Lot 2 immediately adjacent to the esplanade reserve. The remainder of the application site is well elevated. The original LDE reports make recommendations as to a house site within Lot 3. However, I understand this is not the only potential building site, so it is not intended to identify the site in the LDE as the only site available. If another house site is preferred by a future owner, they should have opportunity to present to Council an alternative Geotechnical report for approval.

The LDE Reports and the 2008 Haigh Workman Report also discuss suitable house sites on the other lots – refer to 6.2 Natural Hazards section earlier in this report.

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

Features

The site is zoned Rural Living under the ODP, and Rural Residential under the PDP. The latter shows a portion of the site as being within the 'coastal environment'. The only lot with a house site within the coastal environment is Lot 1, and this lot is already developed. House sites can be established on Lots 2 - 4, outside (inland) of the coastal environment boundary. The land within Lots 2 - 4 is within the Kerikeri Basin (Heritage) Visual Buffer Area as mapped in the ODP, and within the Kerikeri Heritage Area – Part B as mapped in the PDP. The latter feature renders the subdivision a restricted discretionary activity under the PDP whereas the subdivision component is a controlled activity under the ODP.

One NZAA recorded Archaeological Site has previously been identified on the boundary of Lot 2 with land to the southeast.

The site is not mapped as having any landscape or natural character values.

Vegetation/habitat & Fauna

The property is extensively landscaped with a mixture of indigenous and exotic naturally occurring and 'arranged' vegetation and plantings. This is maintained by the property owner. There is no need to impose any additional protection. The site is not mapped as

supporting kiwi. RC 2170198 did not impose any ongoing condition in regard to the keeping of dogs and/or cats.

RC 2170198 was subject to a Council request for a landscape assessment and conditions of consent were imposed as a result of this. However, the justification for this is queried in regard to this current proposal. Firstly there are fewer lots than proposed under RC 2170198. Secondly one of the lots proposed is already developed and this is the only lot within the coastal environment. Thirdly the number and size of the lots (and therefore density of development) is within the controlled and permitted subdivision and residential intensity rules applying in the ODP.

Simply put, it is not considered necessary or reasonable to impose any requirements for landscaping to form part of any future building consent applications, from a landscape / amenity perspective. However, it is acknowledged that a feature of the Kerikeri Heritage Area – Part B is the view shafts to and from the Mission Station buildings and Korororeka Pa (the latter being visible from the application site, and therefore vice versa). Heritage landscape values are discussed below.

Heritage/Cultural

There are no listed or mapped Sites of Significance to Maori on the application site, nor any historic buildings, sites, notable trees or registered archaeological sites as mapped and/or listed in the District Plan or Far North Maps. The site is outside the Kerikeri Basin Heritage Precinct but within the Visual Buffer Area associated with that heritage precinct, and within the PDP's Kerikeri Heritage Area's Part B.

The latter has immediate legal effect and renders the subdivision a restricted discretionary activity under the PDP, where the matters of discretion are restricted to the following:

a) *The heritage values of the Heritage Area Overlay;*
b) *Whether the allotments are of a size that will ensure sufficient land is provided around any scheduled Heritage resource to provide a suitable heritage setting and protect associated heritage values;*
c) *Whether there are measures to minimise obstruction of views of any scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development;*
d) *Any consultation with Heritage NZ, DoC and tangata whenua; and*
e) *Provision of legal and physical access to any scheduled Heritage resource within the subdivision if appropriate to maintain, protect, or enhance it.*

The site does not contain any scheduled Heritage resource and therefore parts b) & c) are not relevant.

To quote from the PDP, the Kerikeri Heritage Overlay, Part B covers the *archaeologically sensitive slopes surrounding Kororipo Pā and the Church Missionary Settlement (CMS). The north and east ridge line also provide the sight lines from Kororipo Pā. There still remains a*

legacy of early horticultural subdivision pattern which supports the identity of Kerikeri, predominantly located along the Kerikeri Inlet Road ridgeline.

The 'values' of the overlay area are associated with the slopes surrounding the pa and missionary settlement. The application site is across the water from both. The Stone Store and surrounding buildings cannot be seen from the site and vice versa. The site shows no 'legacy' of early horticultural subdivision pattern.

Whilst no specific landscaping is considered necessary because of the site's coastal location and zoning, there remains a requirement to address the visual impact of future buildings in regard to the site being within the Visual Buffer area and the PDP's Heritage Area. When RC 2170198, Heritage NZ was consulted and as a result a Landscape Assessment was required to assess the effect of future buildings on the site in relation to views to and from the Kororipo Pa (the Mission Station buildings not being visible from the site), and proposed mitigation. An ongoing consent notice condition was imposed, requiring a landscape mitigation plan to accompany any building or resource consent for a future dwelling (said plan to demonstrate that the proposals will result in the mitigation of any adverse effects on the Kerikeri Basin Heritage Precinct).

I question the need for the consent notice as worded in RC 2170198 as I consider it unnecessarily burdensome given (a) the lower density level now being proposed; (b) existing protection offered by rules in the ODP's Chapter 12.5, and (c) protection now also offered by the PDP's Heritage Area rules.

We are looking at three vacant lots, well within the permitted building coverage and residential intensity provisions applying to the zone, and located outside the 'coastal environment'. The application site is of a size that provides for more than four residential units as of right under Residential Intensity rules, and the subdivision is to create four lots, where lots all meet the controlled activity minimum lot size.

Rule 12.5A.6.3.3 of the ODP requires consent for any alterations and/or new buildings within the Visual Buffer, as a restricted discretionary activity, where the matters to which the Council restricts its discretion are:

(a) The form of the building and colour of all exterior surfaces, so as to ensure the appropriate use of colour and to avoid visual dominance in relation the Kerikeri Mission Station buildings; and
(b) The location of the buildings in respect of the Kerikeri Mission Station, Kororipo Pa and other archaeological sites.

This rule will apply to any development within Lots 1-4.

Additions or alterations to existing buildings in the Kerikeri Heritage Area, Part B, are subject to HA-R2 and are generally permitted provided compliance with HS-S1 (setback from scheduled Heritage Resource) and HS-S2 Heritage Colours are met – albeit the latter does not apply if the additions or alterations are painted to match the existing building.

New buildings or structures within Part B are permitted where not located within a site containing a scheduled Heritage Resource; and where they meet the required setback from a scheduled Heritage Resource (Rule HA-R4 refers).

Whilst having legal effect already, hearings on the PDP heritage rules are yet to be held. The rules in the ODP would currently be the more restrictive and carry more weight, and these enable the Council to assess any new buildings at time of building consent. Until the PDP rule become 'operative' development will be subject to both the ODP and PDP, with a weighting 'assessment' required.

It should be noted that the site cannot be seen from the Mission House or Stone Store. It is visible from Kororipo Pa, albeit existing tree cover provides substantive vegetative screening of any development that might occur on Lots 2 or 3 from Kororipo Pa. If Council considers it still necessary to include a consent notice in terms of future built development on the lots, then the following might apply to Lots 2 - 3 (Lot 1 already developed):

Any building consent or resource consent application for a dwelling shall be accompanied by a landscape mitigation plan prepared by a suitability qualified and experienced person. The landscape mitigation plan shall identify existing vegetation on site to be retained, vegetation to be removed and areas which require additional landscaping. Where new planting is proposed the plan shall specify the species proposed, grade number, planting density, plant locations and proposed on-going maintenance. The purpose of the landscape plan is to demonstrate mitigation of any adverse effects on the view shafts to and from the Kerikeri Basin Heritage Precinct and Area as identified in the Far North Operative and Proposed District Plans, specifically the Mission Station buildings and Kororipo Pa. The mitigation plan shall be subject to the approval of the Resource Consents Monitoring Officer or other duly delegated officer. The approved landscape mitigation plan shall be implemented within the first planting season after building consent works have been completed, and maintained on a continuing basis.

Note: Land within the 10m buffer of archaeological site P05/1029 shall not be subject to landscaping.

Please note, however, this is not an *Augiers* (offered) condition as the first preference is to not have any landscaping / screening consent notice requirement at all.

The site has been subject to two prior archaeological assessments, the first as part of RC 2090386, issued in 2010, and the second when processing RC 2170198. Northern Archaeology reported in both instances. Only one 'site' (P05/1029) was identified as an open trench on the boundary of Lot 2, with only 5% in the application site, the remainder being on the adjacent property. It was the opinion of the archaeologist that the trench could have been dug during World War 2, however, could also be historic. In any event, he recommended a setback of 10m from the trench in which no planting of trees or building could occur. RC 2170198 carried this through to a consent notice clause to apply to the affected lot – Lot 2 on our current scheme plan.

6.12 Soil

The site is zoned for large lot living as opposed to productive use. The PDP reinforces this zoning and the intent of Council to see large lot residential development along Kerikeri Inlet Road and its side roads. The proposal enables large lot residential development, with scope within each site for gardens and amenity planting. The life supporting capacity of soils will not be unduly compromised.

6.13 Access to, and protection of, waterbodies

The site has no boundary with a qualifying waterbody that would require the provision of access. Lot 2 adjoins and existing Esplanade Reserve which in turn abuts Crown Land with a tidal river boundary beyond that. There are no natural waterbodies within the site. Esplanade Reserve requirement was a matter previously (and comprehensively) covered in earlier consent processing. Nothing further is required.

6.14 Land use compatibility (reverse sensitivity)

The area is predominantly large lot residential in nature. The development of the site into similar sized lots will not create adverse land use compatibility issues.

6.15 Proximity to Airports

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

6.16 Natural Character of the Coastal Environment

The site is partially within the coastal environment as mapped in both the Regional Policy Statement for Northland, and the FNDC's Proposed District Plan. However, there are building sites available on all the vacant lots, well outside of the coastal environment.

The area's character is one of large lots with built environment set amongst extensive gardens and landscaping. This built environment compromises "natural" character to a degree, however, the application site is one of many in the area that displays a high degree of amenity.

6.17 Energy Efficiency and renewable Energy Development/Use

Individual future lot owners may take the opportunity to install energy efficiency devices when they build.

6.18 National Grid Corridor

The National Grid does not run through the application site.

6.19 Effects on Character and Amenity (relevant to Building Coverage rule breaches)

The character and amenity of Pa Road has established over a number of years. The application site is one that displays a high level of amenity due to its park-like features – expansive gardens, mature trees, man-made ponds. The existing character and amenity will not be adversely affected by the proposed low density subdivision.

6.20 Positive Effects

When carrying out an assessment of effects, an applicant and consent authority are able to, and should, take into account positive effects both on their own merit and as offsetting any potential negative effect.

The proposal is low density and entirely appropriate for the site. It allows for people to provide for their economic and social wellbeing. The creation and availability of properties, close to town, road, cycling and pedestrian networks is essential in providing existing and future residents in the community a choice of lifestyle / residential living options throughout the District.

6.21 Other Matters

Cumulative Effect:

I believe the site can absorb the effects of additional built development without adverse cumulative effects. The level of density proposed is well within controlled activity subdivision lot size thresholds, and also compliant with the zone's permitted residential intensity.

Precedent Effect:

Precedent effects are not amongst those effects to be considered when determining the level of effects on the wider environment for the purposes of assessing whether notification is required. They are instead a matter for consideration when a consent authority is considering whether or not to grant a consent. Consideration of precedent effects is generally restricted to non complying activities, which this application is not. There are numerous lots in the vicinity of same or similar size. Subdivision of the application site has been granted more than once before this current application, and for a higher density of development.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 8.7 (Rural Living Zone); and 13 (Subdivision), of the District Plan. Also of some relevance are objectives and policies in Chapter 12.5A (Heritage Precincts) related to the visual aspects of development within the Visual Buffer area associated with the Kerikeri Basin Heritage Precinct.

Subdivision Objectives & Policies

Objectives

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

This is an enabling objective. The Rural Living Zone is a transition zone designed to provide a transition from rural land use to urban, predominantly located adjacent to existing urban areas. Pa Road is now predominantly large lot residential in nature with the "transition" from rural to urban mostly complete and remaining horticultural production units now in the minority, reflecting the Council's intention to provide for an expansion to Kerikeri's urban area. The creation of additional lots in this location provides for the social and economic well being of people and communities.

Significant adverse effects on the natural and physical environment can be avoided, remedied or mitigated. The proposed subdivision promotes sustainable management and is an efficient use and development of the land. In providing for residential use in the circumstances outlined above, I do not believe the proposal to be contrary to Objective 13.3.1.

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

The Assessment of Environmental Effects, and supporting reports, concludes that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

The site is not mapped as containing any outstanding landscape or natural feature. It is, however, partially within the coastal environment. As stated in the AEE, the vacant lots have building sites available outside of the 'coastal environment' as mapped in the Regional Policy Statement for Northland and PDP.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

The site is not *within* a heritage precinct and contains no *scheduled* heritage resources. The proposed low density subdivision does not alienate any such 'resource' from its immediate setting/context.

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

The proposal includes provision for future lots to provide for their own on-site water storage for potable use. Fire fighting supply can also be accommodated on the lots. Stormwater management can be (or already is in the case of one lot) designed to ensure no off site adverse effects.

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

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

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

And related Policy

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

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. There is an identified (and mapped) archaeological site on the boundary of Lot 2 with an adjacent site, with the vast majority of that 'site' being on the adjacent property, not Lot 2. This is not impacted at all by the subdivision, with a previously imposed consent notice proposed to be re-imposed ensuring a 10m building/ soil disturbance setback from this "site".

The site does not adjoin any waterbody. The vacant lots can accommodate an onsite wastewater treatment and disposal system in compliance with Regional Plan requirements and with no off site adverse effects. Stormwater management can also be provided for. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.

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

There is existing reticulated power connection to two lots and connections can be provided to the other lots.

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

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

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

The subdivision adjoins a Council road and is close to the Kerikeri township, road network and walking and cycling networks.

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

Policies

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

The values outlined above, along with existing uses, have been discussed earlier in this report. I believe regard has been had to items (a) through (g) in the design of the subdivision.

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

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

Access to the site is off an existing public road (sealed). Appropriate sediment and erosion control measures will be put in place for any earthworks during site works.

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

The site is not subject to any hazard that precludes future development.

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

Internal to the site, utility services will be / are underground.

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

The site does not contain any scheduled heritage resource or area of significant indigenous vegetation or habitat. Part of the site is within the coastal environment, including the existing built development to be within Lot 1. Development can occur on the vacant lots without

adversely affecting natural character values. The small part of an identified NZAA site, within Lot 2, will be protected.

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

This is discussed earlier. Each lot can provide for on-site water storage.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to ***s6 matters****. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:*
(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);
(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

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

In addition:

(a) The proposal will create additional dwellings within an area with an existing large lot residential character, in a manner that has little or no impact on natural character values, indigenous vegetation, landforms, rivers, streams or wetlands;
(b) The site does not directly adjoin any stream or river and no public access is therefore required;
(c) The proposal is not believed to negatively impact on the relationship of Maori with their culture;
(d) There are no existing significant habitat or areas of significant indigenous vegetation;
(e) There are no scheduled heritage resources on the site and although within the Kerikeri Basin Visual Buffer Area, future development can occur on vacant lots taking view shafts into account; and
(f) Stormwater management had been / can be appropriate designed; and
(g) The site is not subject to any hazard that prevents the lots' future development.

I consider the proposal to be consistent with Policy 13.4.13.

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

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

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

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

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

Rural Living Zone Objectives and Policies

Objectives:

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

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

And policies

8.7.4.1 That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

See above comments under Objectives.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.

The proposed vacant lots retain sufficient land associated with a future household to provide outdoor space and sufficient land for onsite effluent disposal.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

A dwelling can be constructed on the vacant lots with adequate access to sunlight and daylight.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

The future land use on the lots is likely to be residential in nature.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

The privacy of inhabitants of buildings on adjoining sites is not adversely affected.

In summary, I believe the proposal to be consistent with the Rural Living Zone objectives and policies.

Relevant Heritage Precinct Objectives and Policies

The site is not within the Kerikeri Basin Heritage Precinct but is located within the associated "visual buffer" around that precinct. The ODP describes the purpose of this visual buffer as follows:

Historic values of the Kerikeri Basin Heritage Precinct can be adversely affected by the nature and scale of development within the visual buffer around this precinct. The ***Kerikeri Basin Heritage Precinct Visual Buffer*** *is therefore identified and a rule applying to any buildings within this zone included in the Plan to provide the ability to control the form, colour and location of development in order to avoid visual dominance in relation to the Kerikeri Mission Station buildings and to Kororipo Pa.*

Objectives

12.5A.3.1 To recognise and protect retain the heritage values of the various heritage precincts derived from the sites, buildings and objects of historic significance, and to protect such sites, buildings and objects from inappropriate subdivision, use and development.

12.5A.3.2 To recognise and protect the heritage values of the various heritage precincts derived from the archaeological sites of the precincts and to retrieve and record archaeological evidence where appropriate.

12.5A.3.3 To recognise and protect the special character of the various heritage precincts that derives from the built form in combination with the landforms.

The proposal does not adversely impact on the heritage values of the heritage precinct and is appropriate for the location. Whilst the site is visible from the Kororipo Pa's high point, it is substantially landscaped such that any future built environment will not be visually dominant. The single NZAA site is on the south eastern boundary and not adversely affected by the proposal.

Policies

12.5A.4.1 That the type, scale and nature of alterations to existing buildings be limited so as to ensure the retention of the heritage character of the various heritage precincts and of buildings of historic significance within those heritage precincts.

12.5A.4.3 That the location, scale and nature of new buildings and structures be controlled so as to not adversely affect the historic character, streetscape or landscape values of the various heritage precincts and of buildings of historic significance within those heritage precincts.

12.5A.4.4 That archaeological sites are protected from damage or destruction, and that archaeological information is retrieved whenever appropriate.

12.5A.4.5 That the heritage values of The Strand and Kerikeri Basin Heritage Precincts are not adversely affected by inappropriate outdoor advertising.

The proposal does not involve alterations to existing buildings. New buildings on vacant lots will not adversely affect the historic character or landscape values associated with the Kerikeri Basin heritage precinct. The archaeological site partially within the site will be protected. The proposal does not involve any outdoor advertising.

In summary, I believe the proposal to be consistent with the relevant Heritage Precinct objectives and policies.

7.2 Proposed District Plan Objectives and Policies

The following is an assessment of the proposal against relevant objectives and policies in the PDP.

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

The proposal achieves all of the above.

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

The site is not zoned production so there is no requirement to protect highly productive land. The site does not contain any Outstanding Natural Features, Outstanding Natural Landscapes, or Natural Character area. A part of the site is within the coastal environment, but built environment can be established outside of that area.

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

The proposal involves on-site servicing as the property does not have connections to Council reticulated services (other than public rood).

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

There is existing esplanade reserve.

SUB-P1 *Enable boundary adjustments that: .....*

Not relevant – application is not a boundary adjustment.

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

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

SUB-P3 *Provide for subdivision where it results in allotments that:*
a. are consistent with the purpose, characteristics and qualities of the zone;
b. comply with the minimum allotment sizes for each zone;
c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

I believe the proposed allotments are consistent with the purpose, characteristics and qualities of the zone. The PDP proposes 4000m^2 sites as a controlled activity minimum lot size and all lots comply with that. All lots can support a building platform and have legal and physical access.

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

The site has existing access, contains no waterbodies, or areas of biodiversity, or hazards. The site's heritage values are not adversely affected by the proposal.

SUB-P5
Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zoneto provide for safe, connected and accessible environments by: .....

The site is not zoned any of the zones referenced by this Policy.

SUB-P6 *Require infrastructure to be provided in an integrated and comprehensive manner by:*
a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and

b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

The site is not serviced by any Council reticulated 3 waters system. It can be serviced with on-site 3 waters management.

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

The site has existing adjacent esplanade reserve .

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

Site is not zoned Rural Production.

SUB-P9
Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision inthe Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

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

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

Not applicable. There no minor residential units.

SUB-P11
Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:
a.consistency with the scale, density, design and character of the environment and purpose of the zone;
b. the location, scale and design of buildings and structures;
c.the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
d. managing natural hazards;
e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

I believe the proposal has adequately taken into account all of the matters listed above.

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

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 of the zone.*

RRZ-O2 *The predominant character and amenity of the Rural Residential Zone is 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 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.

The site is utilised for residential living (RRZ-O1). The predominant character and amenity of the zone and immediate vicinity is not adversely affected (RRZ-O2). The site is already partially developed, supporting residential living (RRZ-O3). There is high demand for residential living in locations such as this, with ready access to road and footpaths and not far from the town centre. I do not believe the proposal significantly adds to reverse sensitivity effects (RRZ-O4).

RRZ-P1 *Enable activities that will not compromise the role, function and predominant character and amenity 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 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 adjacent Rural Production Zones and Horticulture Zones.*

RRZ-P4 *Require 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 *Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*
a. consistency with the scale and character of the rural residential environment;
b. location, scale and design of buildings or structures;
c. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
e. the adequacy of roading infrastructure to service the proposed activity;
f. managing natural hazards;
g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The land use on the site is residential, with the likely use of additional lots to also be residential. This is an activity expected in the zone (RRZ-P1). The existing land use is not incompatible with the role, function and predominant character and amenity of the zone (RRZ-P2). Reverse sensitivity effects are not significantly added to given the existing land uses around the site (RRZ-P3). In addition the area is not 'zoned' under the PDP for continued rural production use. Services are available (RRZ-P4). All of the matters in RRZ-P6, where relevant, have been considered and the proposal is considered consistent with the policy.

Heritage Area Overlay (relevant Objectives and Policies)

The PDP provides an overview of the Kerikeri Heritage Area Overlay:

The Kerikeri Heritage Area Overlay contains Heritage Resources of regional and national significance. The Kerikeri Basin forms the heart of the overlay and is a registered historic area under the HNZP. The historic character of the Kerikeri Basin derives from its outstanding historic significance as one of the first areas in New Zealand characterised by contact between Maori and European colonial settlement. The Heritage Area Overlay contains several Category 1 historic buildings and features, Sites and Areas of Significance to Māori, a historic pa site, and archaeological and historic sites of critical importance to the nation's heritage. The Kerikeri Heritage Area Overlay has been separated into two parts:
....
Part B:
Covers the archaeologically sensitive slopes surrounding Kororipo Pā and the Church Missionary Settlement (CMS). The north and east ridge line also provide the sightlines from Kororipa Pa. There still remains a legacy of early horticultural subdivision pattern which supports the identity of Kerikeri, predominantly located along the Kerikeri Inlet Road ridgeline.

HA-O1 *applies to all Heritage Area Overlays:*
The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.

HA-P2 and P3 *apply specifically to the Kerikeri Heritage area overlay:*

HA-P2 *To maintain the integrity of the Kerikeri Heritage area overlay and protect the heritage values by retaining the visual dominance and connection of the Kerikeri Mission Station buildings and Kororipo Pa through:*

a. the control of the scale, form, colour; and
b. location of alterations and development of buildings or structures.

HA-P3 *To maintain visual connection to Kororipo Pā, the Stone Store and Kemp House by limiting built development and landscaping within Part B to protect viewshafts of Kororipo Pā.*

The proposal does not adversely affect any archaeological site or landform that display the heritage values associated with the Mission Station or Kororipo Pa. The visual dominance and connection between the Mission Station buildings and Pa are not impacted.

Whilst the site can be seen from the high point of the Kororipo Pa, this is looking in the opposite direction, away from the Mission Station buildings. Views from the pa into the site are restricted by vegetation in any event. The early horticultural subdivision pattern to which the overview refers, does not extend into the application site.

I consider the proposal consistent with the above relevant objective and policies.

7.3 Part 2 Matters

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

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

6 Matters of national importance

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

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
(f) the protection of historic heritage from inappropriate subdivision, use, and development:
(g) the protection of protected customary rights:
(h) the management of significant risks from natural hazards.

The application site is in an area zoned (and developed) for low density housing. As such 'natural character' is less than that found on open and pristine coastlines and headlands. The subdivision is appropriate for the site. There is existing public access and I do not believe the proposal affects the relationship of Maori with their culture and traditions with water. Heritage values are not adversely affected. There is no significant risk of hazard.

7 Other matters
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—
(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

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

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

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

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

7.4 National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) is not relevant as I can find no evidence to suggest the site has ever been used for horticulture. There is no natural inland wetland on the site to which the NES Freshwater would apply, and no areas of significant indigenous vegetation.

7.5 National and Regional Policy Statements

I have not identified any national policy statements relevant to this proposal. The site is not zoned General Rural or Rural Production in either the Operative or Proposed District Plan and therefore the NPS Highly Productive Land does not apply. No indigenous vegetation is affected and therefore the NPS Indigenous Biodiversity is not relevant.

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

The RPS also has policies ensuring that productive land is not subject to fragmentation and/or sterilisation to the point where productive capacity is materially reduced, and that reverse sensitivity effects be avoided, remedied or mitigated, however noting the area within which the site is located is no longer predominantly utilised for any productive use, and is not zoned Rural Production, these policies have limited relevance.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities; .....

In regard to this subdivision, it is considered that no significant additional reverse sensitivity issues arise as a result. The area around the site already supports residential use. The proposed additional lots are well screened from adjacent sites.

The associated Policy to the above Objective is ***Policy 5.1.1 – Planned and coordinated development***.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which: ....

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects; ...

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

I believe the creation of additional lots in an area already predominantly large lot residential in character, to be consistent with the above. In fill development such as that proposed has positive effects in that a future lot owner can utilise existing infrastructure already in place to support the area.

8.0 s95A-E ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

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

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

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

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. No such circumstances exist.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such groups or persons exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and therefore limited notification is not precluded.

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

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

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

The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. No such circumstances exist.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be less than minor. As such public notification is not required.

8.4 S95E Affected Persons & Consultation

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

The activity is a discretionary activity solely because of the *existing* development within Lot 1 now proposed to be contained within a smaller lot area, thereby triggering breaches of the zone's Stormwater Management and Building Coverage rules. The proposal does not alter the visual appearance or size/scale of the existing development. There is existing stormwater management in place. The subdivision meets controlled activity minimum lot size requirements and all access (and required easements) is in place. Given that the subdivision does not create anything beyond permitted/controlled density level, and access is existing, I do not consider that the proposal will create minor or more than minor adverse effects on adjacent properties.

The site, whilst within the Kerikeri Basin Visual Buffer and PDP's Heritage Overlay - Part B, does not contain any heritage or cultural sites or values or, to use PDP terminology, any scheduled Heritage resource. This, coupled with the site's numerous previous consents for development, leads me to the conclusion that pre lodgement consultation with Heritage NZ is not required. The one existing small part of an NZAA site is proposed to be protected. The site does not adjoin the tidal river and only minimal earthworks (if any) are being proposed as part of the subdivision. The site does not contain any areas of indigenous vegetation or habitat. The site is not accessed off state highway. As such, no pre lodgement consultation has been considered necessary with tangata whenua, Department of Conservation or Waka Kotahi.

9.0 POSSIBLE DRAFT CONDITIONS

I have looked at the conditions imposed on RC 2170198 for guidance as that proposal was both subdivision and land use (as this one is). The major difference is the current proposal is of a lower density (fewer lots proposed).

Decision A: Subdivision

1. *The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Proposed Subdivision of Lot 8 DP 310634, dated 21.03.2025, 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) All easements in the Memorandum to be duly granted or reserved.

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

   (a) Upgrade existing concreted access on ROW easements B & F to a 3m finished carriageway width with passing bays provided to comply with Rule 15.1.6C.1.3. The formation shall include kerbing to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.
   [note however, that the access in ROW's B & F may already be to this standard]

   (b) Upgrade existing concreted access on ROW easement G to a 3m finished carriageway width. The formation shall include kerbing to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.
   [note however, as above - that the access in ROW G may already be to this standard]

   (c) Provide evidence that power and telephone services have been reticulated to the boundary of Lots 2 - 4.

   (d) In accordance with the recommendations of the Archaeological Survey and Assessment of the Endean Property Residential Subdivision Pa Road, Kerikeri, Bay of Islands, prepared by Northern Archaeological Research and dated September 2010; and prior to any development (including earth disturbance and planting) on Lot 2, a 10m buffer protecting archaeological site P05/1029 (located on an adjacent property) shall be marked out on the ground by a qualified archaeologist.

   (e) 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 allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

(i) *No development or planting shall occur within the 10m buffer of archaeological site P05/1029 as recommended in the Archaeological Survey and Assessment of the Endean Property Residential Subdivision Pa Road, Kerikeri, Bay of Islands, prepared by Northern Archaeological Research and dated September 2010.*
[Lot 2 only]

(ii) *In conjunction with the construction of any building requiring building consent, the lot owner shall provide specific design for foundations that references the Geotechnical Investigation report produced by LDE dated 28 April 2016, reference 12202 and submitted with Resource Consent 2170198. The design shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application. Should a different building site to that assessed in the LDE report be chosen, the lot owner shall provide a Geotechnical Investigation Report, and specific design details, for the approval of Council, for that alternative site.*
[Lot 3 only]

(iii) *In conjunction with the construction of any building requiring building consent, the lot owner shall provide specific design for foundations and assessment of ground conditions. The design and assessment shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.*
[Lots 2 & 4]

(iv) *<u>Optional:</u> Any building consent or resource consent application for a dwelling shall be accompanied by a landscape mitigation plan prepared by a suitability qualified and experienced person. The landscape mitigation plan shall identify existing vegetation on site to be retained, vegetation to be removed and areas which require additional landscaping. Where new planting is proposed the plan shall specify the species proposed, grade number, planting density, plant locations and proposed on-going maintenance. The purpose of the landscape plan is to demonstrate mitigation of any adverse effects on the view shafts to and from the Kerikeri Basin Heritage Precinct and Area as identified in the Far North Operative and Proposed District Plans, specifically the Mission Station buildings and Kororipo Pa. The mitigation plan shall be subject to the approval of the Resource Consents Monitoring Officer or other duly delegated officer. The approved landscape mitigation plan shall be implemented in the first planting season following the completion of any dwelling, and maintained on a continuing basis.*

Note: Land within the 10m buffer of archaeological site P05/1029 shall not be subject to landscaping.
[Lots 2 & 3]

(v) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system that references the LDE Geotechnical Investigation Report and LDE Effluent Disposal Field assessment dated April and August 2016 respectively (ref 12609) and Haigh Workman Site Suitability Report dated 2008 (ref 08 325), all submitted with the application for [RC.....].

The installation shall include an agreement with the system supplier or its authorized agent for the on going operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Where a wastewater treatment and effluent disposal system is proposed that differs from the recommendations in the above mentioned reports, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.
[Lots 2 - 4]

(vi) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
[Lot 2 - 3]

Decision B - Landuse Consent:

No conditions required (subdivision conditions adequate).

10.0 CONCLUSION

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

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No affected persons have been identified.

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

Signed Dated 11th April 2025
Lynley Newport,
Senior Planner
Thomson Survey Ltd

11.0 LIST OF APPENDICES

Appendix 1 Scheme Plan(s)

Appendix 2 Location Plan

Appendix 3 Record of Title & Easement Instruments

Appendix 4 Historic consents

Appendix 5 Consultation with Top Energy and Chorus

Appendix 5 LDE Geotechnical Investigation Report (2016)

Appendix 6 LDE Effluent Report (2016)

Appendix 7 Haigh Workman Site Suitability Report (2008)

Appendix 1

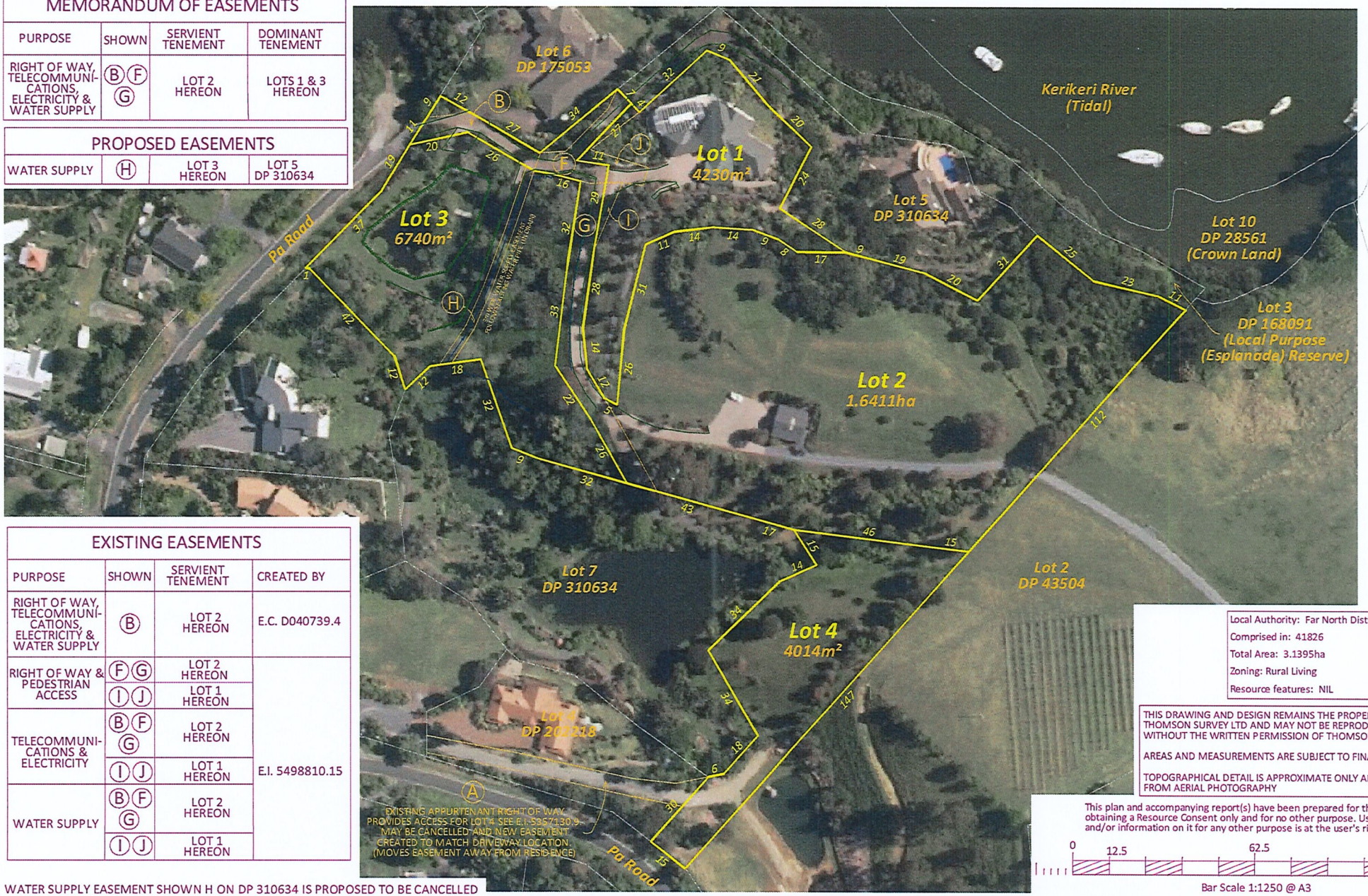
Scheme Plan(s)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNI-CATIONS, ELECTRICITY & WATER SUPPLY	(B) (F) (G)	LOT 2 HEREON	LOTS 1 & 3 HEREON

PROPOSED EASEMENTS

WATER SUPPLY	(H)	LOT 3 HEREON	LOT 5 DP 310634



EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELECOMMUNI-CATIONS, ELECTRICITY & WATER SUPPLY	(B)	LOT 2 HEREON	E.C. D040739.4
RIGHT OF WAY & PEDESTRIAN ACCESS	(F) (G)	LOT 2 HEREON	E.I. 5498810.15
	(I) (J)	LOT 1 HEREON	
TELECOMMUNI-CATIONS & ELECTRICITY	(B) (F) (G)	LOT 2 HEREON	
	(I) (J)	LOT 1 HEREON	
WATER SUPPLY	(B) (F) (G)	LOT 2 HEREON	
	(I) (J)	LOT 1 HEREON	

WATER SUPPLY EASEMENT SHOWN H ON DP 310634 IS PROPOSED TO BE CANCELLED

Local Authority: Far North District Council
Comprised in: 41826
Total Area: 3.1395ha
Zoning: Rural Living
Resource features: NIL

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

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

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

0 12.5 62.5 125m

Bar Scale 1:1250 @ A3

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

PROPOSED SUBDIVISION OF LOT 8 DP 310634

94B PA ROAD, KERIKERI

PREPARED FOR: ENDEAN

	Name	Date
Survey		
Design		
Drawn	KY	03.10.24
Approved		
Rev	KY	21.03.25

10694 Scheme 20250321

ORIGINAL
SCALE 1:1250
SHEET SIZE A3

Surveyors Ref. No: 10694

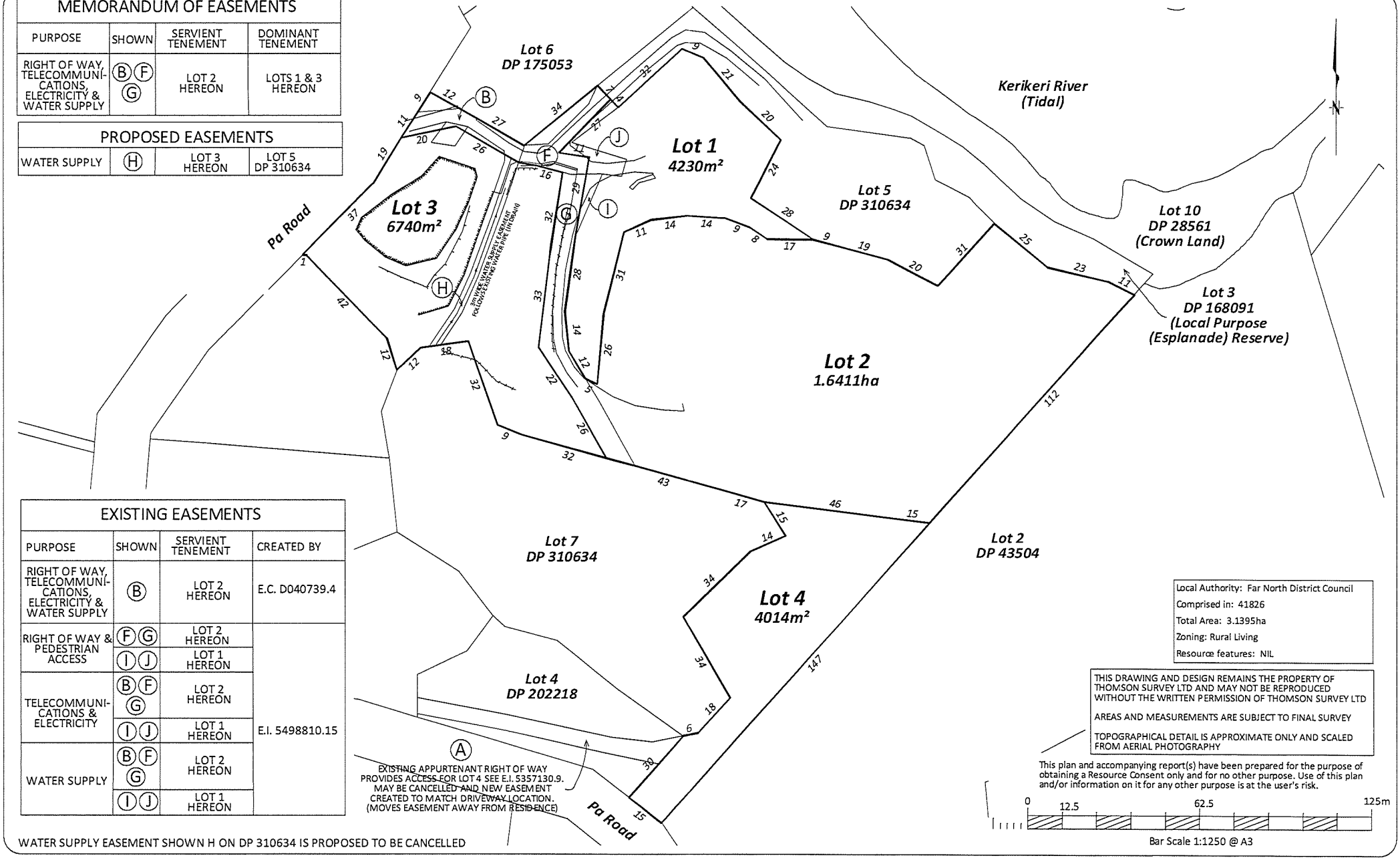
Sheet 1 of 1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNI-CATIONS, ELECTRICITY & WATER SUPPLY	(B) (F) (G)	LOT 2 HEREON	LOTS 1 & 3 HEREON

PROPOSED EASEMENTS

WATER SUPPLY	(H)	LOT 3 HEREON	LOT 5 DP 310634



EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELECOMMUNI-CATIONS, ELECTRICITY & WATER SUPPLY	(B)	LOT 2 HEREON	E.C. D040739.4
RIGHT OF WAY & PEDESTRIAN ACCESS	(F) (G)	LOT 2 HEREON	E.I. 5498810.15
	(I) (J)	LOT 1 HEREON	
TELECOMMUNI-CATIONS & ELECTRICITY	(B) (F) (G)	LOT 2 HEREON	
	(I) (J)	LOT 1 HEREON	
WATER SUPPLY	(B) (F) (G)	LOT 2 HEREON	
	(I) (J)	LOT 1 HEREON	

WATER SUPPLY EASEMENT SHOWN H ON DP 310634 IS PROPOSED TO BE CANCELLED

Local Authority: Far North District Council
Comprised in: 41826
Total Area: 3.1395ha
Zoning: Rural Living
Resource features: NIL

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0 12.5 62.5 125m

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PROPOSED SUBDIVISION OF LOT 8 DP 310634

94B PA ROAD, KERIKERI

PREPARED FOR: ENDEAN

	Name	Date
Survey		
Design		
Drawn	KY	03.10.24
Approved		
Rev	KY	21.03.25

10694 Scheme 20250321

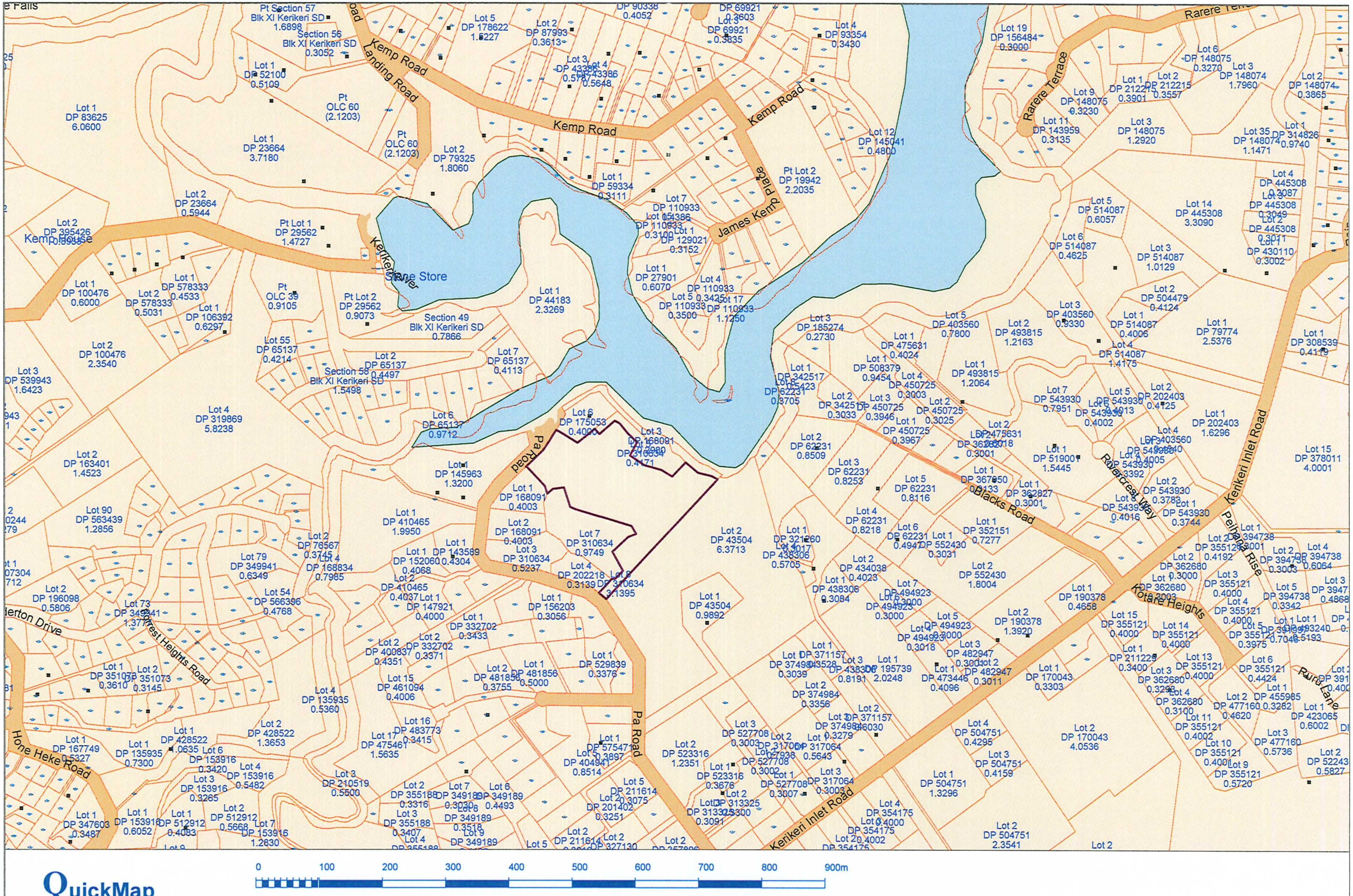
ORIGINAL
SCALE 1:1250
SHEET SIZE A3

Surveyors Ref. No: 10694

Sheet 1 of 1

Appendix 2

Location Plan



QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:7500 Topographical and Cadastral map derived from LINZ data. Printed: 04-Apr-2025 09:47.

Appendix 3

Record of Title &

Easement Instruments

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **41826**
Land Registration District **North Auckland**
Date Issued 25 February 2003

Prior References
NA105C/174 NA129B/948 NA129B/949

Estate Fee Simple
Area 3.1395 hectares more or less
Legal Description Lot 8 Deposited Plan 310634

Registered Owners
Michael Bruce Endean

Interests

Subject to a right of way and electricity and telephone rights and a right to convey water over part marked B on DP 310634 specified in Easement Certificate D040739.4 - 3.9.1996 at 2.04 pm

The easements specified in Easement Certificate D040739.4 are subject to Section 243 (a) Resource Management Act 1991

D261264.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 14.4.1998 at 11.50 am (affects part)

Appurtenant hereto is a right of way and right of electricity , telecommunications and water supply created by Easement Instrument 5357130.9 - 30.9.2002 at 9:00 am (affects part formerly in CT NA129B/949)

The easements created by Easement Instrument 5357130.9 are subject to Section 243 (a) Resource Management Act 1991

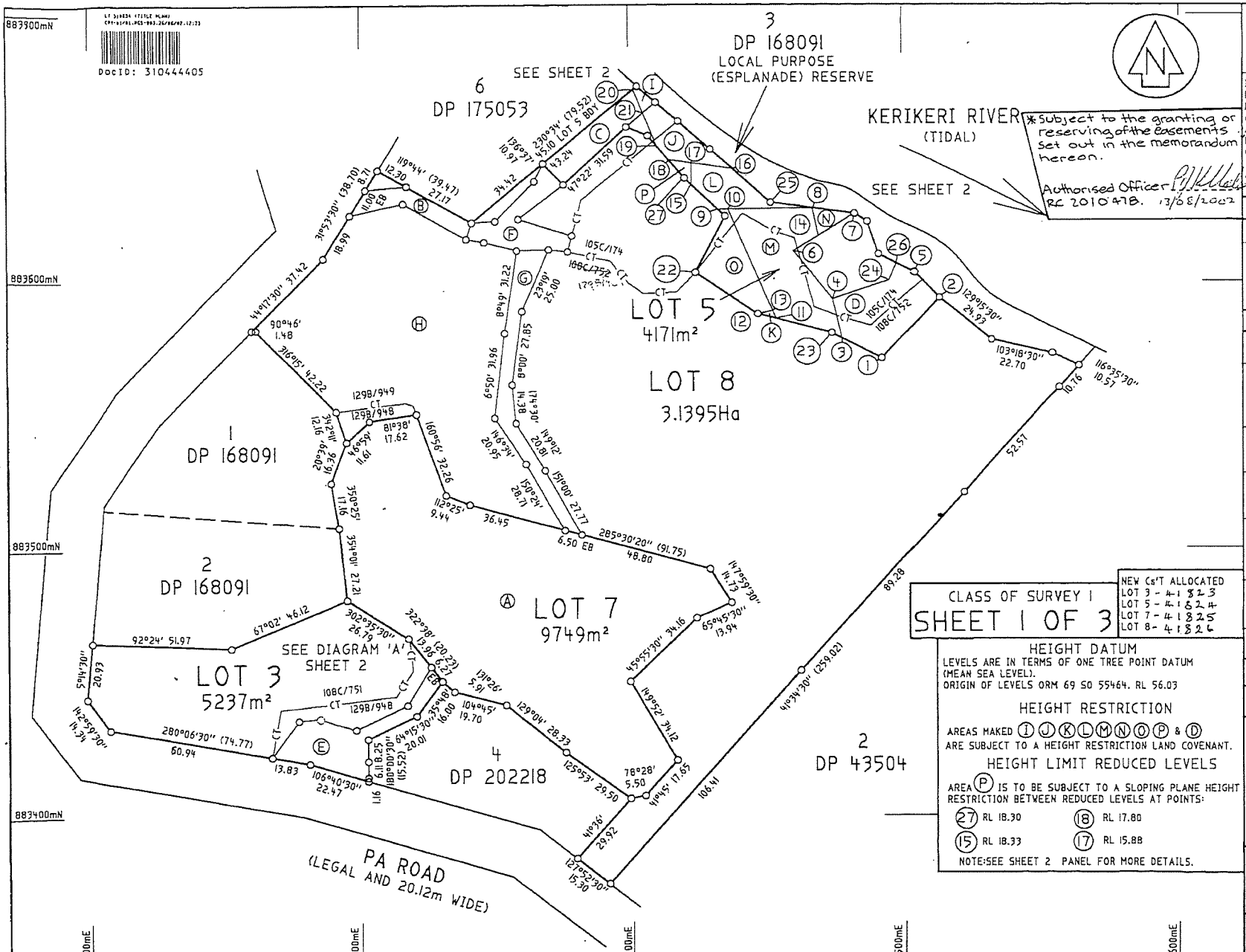
Appurtenant hereto are right of way, electricity, telecommunications and water supply easements created by Easement Instrument 5498810.14 - 25.2.2003 at 9:00 am

The easements created by Easement Instrument 5498810.14 are subject to Section 243 (a) Resource Management Act 1991

Subject to a pedestrian right of way over part marked F & G and a right of way over part marked F & G and a electricity and telecommunications easement over part marked B, F & G and a water supply easement over part marked B, F, G & H on DP 310634 created by Easement Instrument 5498810.15 - 25.2.2003 at 9:00 am

Appurtenant hereto is a water supply easement created by Easement Instrument 5498810.15 - 25.2.2003 at 9:00 am

The easements created by Easement Instrument 5498810.15 are subject to Section 243 (a) Resource Management Act 1991



Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the ~~16th~~ day of May 2002* and, for the purposes of Section 224(c) Resource Management Act 1991, that the conditions of the subdivision consent have been complied with to the satisfaction of the Far north District Council.

Authorised Officer
RC 2010478

Schedule of Existing Easements

Purpose	Shown	Created by
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY.	(B)	D040739.4(EC) C983953.4(EC)

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY.	(B) (F)	LOT 8 HEREON	LOT 5 HEREON LOT 7 HEREON
RIGHT OF WAY (PEDESTRIAN)	(I) (C)	LOT 5 HEREON	LOT 7 HEREON
	(G) (F)	LOT 8 HEREON	LOT 5 HEREON LOT 7 HEREON
WATER SUPPLY	(H) (F)	LOT 8 HEREON	LOT 5 HEREON
	(A)	LOT 7 HEREON	LOT 8 HEREON LOT 5 HEREON
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY.	(E)	LOT 3 HEREON	LOT 7 HEREON LOT 8 HEREON LOT 4 DP 202218
ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY.	(G)	LOT 8 HEREON	LOT 7 HEREON

CLASS OF SURVEY 1

SHEET 1 OF 3

NEW C/S'T ALLOCATED
LOT 3 - 41823
LOT 5 - 41824
LOT 7 - 41825
LOT 8 - 41826

HEIGHT DATUM

LEVELS ARE IN TERMS OF ONE TREE POINT DATUM (MEAN SEA LEVEL).
ORIGIN OF LEVELS ORM 69 SO 55464. RL 56.03

HEIGHT RESTRICTION

AREAS MAKED (I)(J)(K)(L)(M)(N)(O)(P) & (D) ARE SUBJECT TO A HEIGHT RESTRICTION LAND COVENANT.

HEIGHT LIMIT REDUCED LEVELS

AREA (P) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(27) RL 18.30 (18) RL 17.80
(15) RL 18.33 (17) RL 15.88

NOTE:SEE SHEET 2 PANEL FOR MORE DETAILS.

Total Area 5.0552Ha

Comprised in C.T 1298/948, C.T 1298/949, C.T 105C/174, C.T 108C/751

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 2000.

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) Denis Thomson

(Date) 27 June 2002

Field Book ..... p ..... Traverse Book ..... p .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey
Approving A Thomson
16 / 10 / 2002 ~~Chief~~ Surveyor

~~Deposited this ..... day of ..... 20~~
Deposited by Land Information N.Z. on ~~25/1/03~~
~~For Registrar General of Land~~

File REF: 6354THIERMANN
Received 26 JUN 2002
Instructions .....

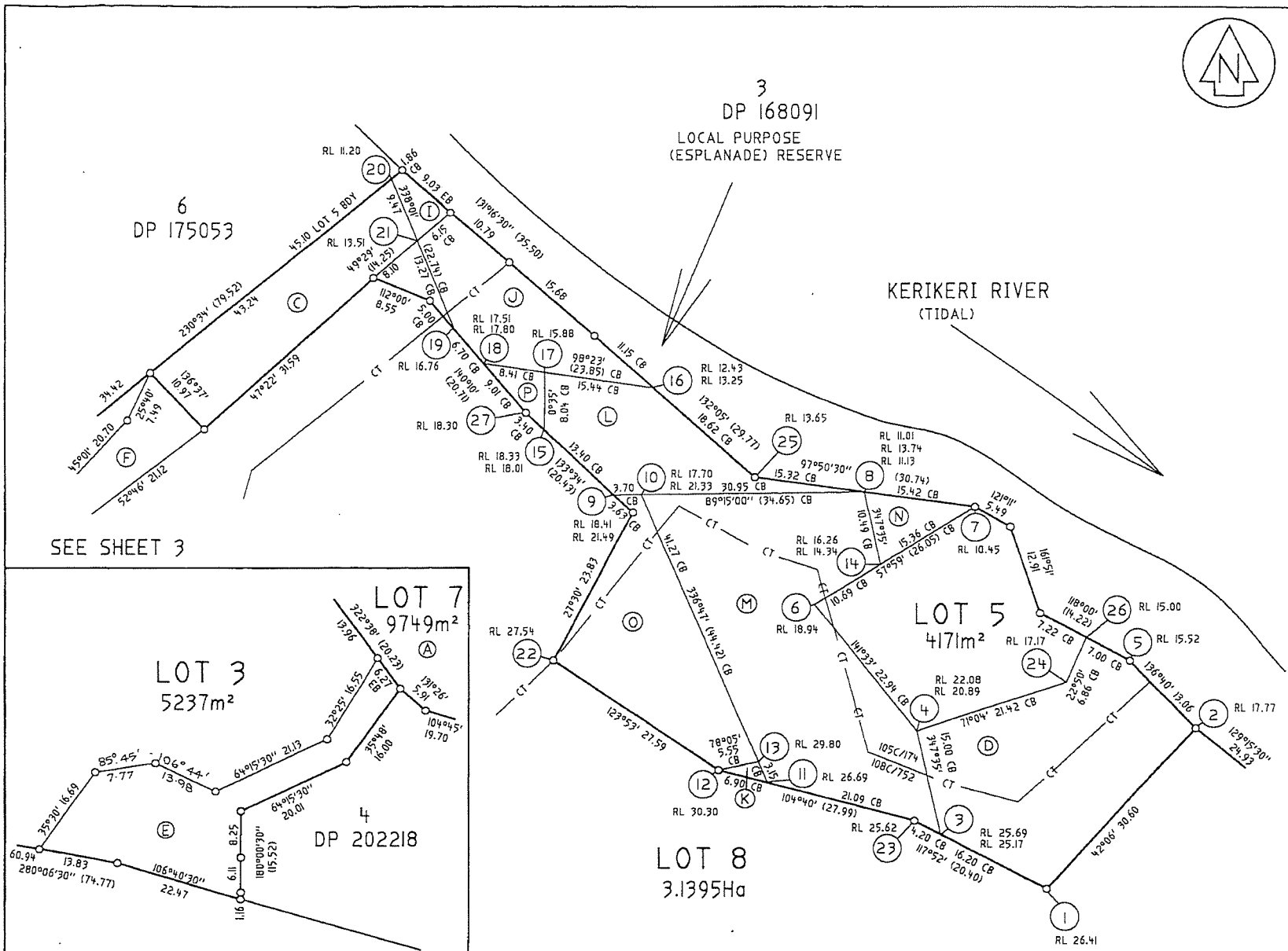
DP 310634

Approved AKLM 00/02 CAD: TK2 / 6354THIERMANN PH

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI KERIKERI
NZMS P05/6.1 SHEET No. KERIKERI 6

LOTS 3,5,7,AND 8, BEING A SUBDIVISION OF LOT 7 AND 8 DP 202218, LOT 3 DP 176588, AND LOT 5 DP 172257.

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:1000 Date: FEBRUARY 2001



Approvals

AREA (D) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(1) RL 26.41 (4) RL 22.89 (2) RL 17.77 (26) RL 15.00
(3) RL 25.17 (5) RL 15.52 (24) RL 17.17

AREA (M) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(11) RL 26.69 (8) RL 13.74 (6) RL 18.94
(10) RL 17.70 (14) RL 16.26 (4) RL 22.08
(3) RL 25.69 (23) RL 25.62

AREA (O) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(12) RL 30.30 (9) RL 21.49 (22) RL 27.54
(13) RL 29.80 (10) RL 21.33

AREA (K) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(11) RL 26.69 (13) RL 29.80
(12) RL 30.30

AREA (N) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(8) RL 11.13 (7) RL 10.45
(14) RL 14.34

AREA (L) IS TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(9) RL 18.41 (15) RL 18.01 (16) RL 13.25
(8) RL 11.01 (17) RL 15.88 (25) RL 13.65

AREAS (J) AND (I) ARE TO BE SUBJECT TO A SLOPING PLANE HEIGHT RESTRICTION BETWEEN REDUCED LEVELS AT POINTS:

(18) RL 17.51 (16) RL 12.43 (19) RL 16.76
(21) RL 13.51 (20) RL 11.20

CLASS OF SURVEY I

SHEET 2 OF 3

Total Area 5.0552Ha

Comprised in C.T 129B/948, C.T 129B/949, C.T 105C/174, C.T 108C/751

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 2000.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) D Thomson

(Date) 17 June 2002

Field Book ..... p ..... Traverse Book ..... p .....
Reference Plans .....
Examined ..... Correct .....

Approved as to Survey
Approving A Hanson
16 / 10 / 2002
~~Chief~~ Surveyor

~~Deposited this ..... day of ..... 20...~~
Deposited by Land Information N.Z. on 25/7/03
~~For Registrar General of Land~~

File REF: 6354THIERMANN
Received 26 JUN 2002
Instructions

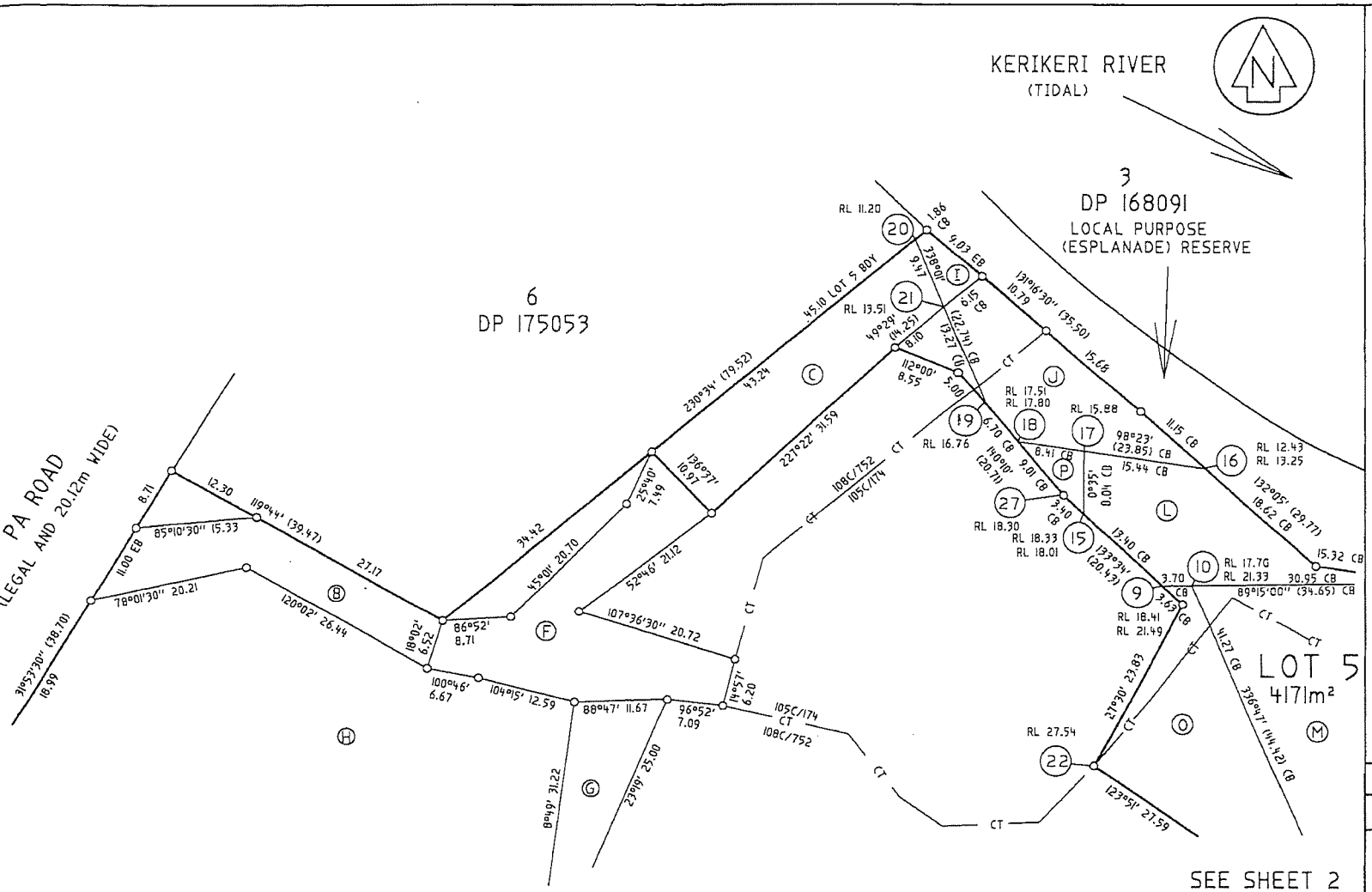
DP 310634

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI KERIKERI
NZMS P05/6.1 SHEET No. KERIKERI 6

LOTS 3,5,7,AND 8, BEING A SUBDIVISION OF LOT 7 AND 8 DP 202218, LOT 3 DP 176588, AND LOT 5 DP 172257.

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:400 Date: FEBRUARY 2001

Approved AKLM 00/02 CAD: TK2 / 6354THIERMANN PH



Approvals

CLASS OF SURVEY I

SHEET 3 OF 3

Total Area 5.0554Ha

Comprised in C.T 1298/948,CT 1298/949,CT 105C/174.

I,Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a)The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 2000.
(b)This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) D Thomson

(Date) 27 June 2002

Field Book ..... p ..... Traverse Book ..... p .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey
Approving D Thomson
16 / 10 / 2002 ~~Chief~~ Surveyor

~~Deposited this~~ ..... day of ..... 20.....
Deposited by Land Information N.Z. on 29.7.03
~~For Registrar General of Land~~

File REF:6354THIERMANN
Received 26 JUN 2002
Instructions .....

DP 310634

Approved AKLM 00/02 CAD: TK2 / 6354THIERMANN PH

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI KERIKERI
NZMS P05/6.1 SHEET No. KERIKERI 6

LOTS 3,5,7,AND 8, BEING A SUBDIVISION OF LOT 7 AND 8 DP 202218, LOT 3 DP 176588, AND LOT 5 DP 172257.

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:400 Date: FEBRUARY 2001

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

D040739.4
EC

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~I/We~~ HAMPTON HOLDINGS LIMITED at Kerikeri

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 96 under No. 175053 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 175053

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way, Electricity, Telephone and Right to Convey Water	LOT 4 hereon	B	LOT 6 hereon	107D/70 107D/71

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers: See attached

RIGHTS AND POWERS

That in respect of the Telecommunications and Electricity Easements referred to in the Schedule hereto, the rights and powers applicable thereto are:

(a) The full free uninterrupted and unrestricted right liberty and privilege for the occupier and registered proprietor for the time being of the dominant tenement from time to time and at all times to take convey and lead electrical current or any other mode of transmitting telecommunications in a free and unimpeded flow (except where the flow is halted for any reasonable period necessary for essential repairs) for the purposes of telecommunications across the land over which the Easement is created and to lay and maintain poles and cables for such purpose.

(b) The full free uninterrupted and unrestricted right liberty and privilege for the occupier and registered proprietor for the time being of the dominant tenement from time to time and at all times to take convey and lead electricity in a free and unimpeded flow (except where the flow is halted for any reasonable period necessary for essential repairs) across the land over which the Easement is created and to lay and maintain poles and cables for such purpose.

TERMS CONDITIONS COVENANTS OR RESTRICTIONS IN RESPECT OF ABOVE EASEMENTS:

That in respect of the Electricity and Telecommunications Easements (hereinafter called "the Easements") referred to in the Schedule hereto the terms conditions covenants or restrictions applicable thereto are as follows:-

(a) All cables placed within or such poles and cable erected upon the servient tenements shall be maintained and as required repaired to a good and serviceable condition by the registered proprietors for the time being of the dominant tenements.

(b) All the costs and expenses of and incidental to the repairing and maintaining of the Easements herein specified shall be borne by the registered proprietor for the time being of the dominant tenements.

(c) Any person wishing to carry out any work whatsoever on the Easements herein specified shall first give to the registered proprietor of the servient tenement thereof notice of such intention and of the nature and expense of the said work prior to any such work being commenced.

(d) Any person carrying out any work whatsoever on the Easements herein specified shall take all reasonable and proper action and care to interfere as little as possible with the comfort and convenience of the occupier or occupiers for the time being of the dominant and servient tenements and shall carry out such work or cause the same to be carried out with the utmost expedition and in a prudent manner and in particular shall during the course of such work:

(i) Shore up or cause to be shored up in a proper safe and workmanlike manner any part of the dominant or servient tenement affected thereby.

(ii) Take all reasonable and proper steps to preserve the said tenements and all parts thereof and all property and goods thereon from damage.

(e) Subject to the other terms and conditions covenants and restrictions contained in these presents any person carrying out any work as aforesaid shall have the right to enter and to bring machinery and workmen on to any part of the dominant or servient tenement as shall be necessary for the purposes of carrying out maintenance on the Easements referred to herein and shall have the right to remove all soil roading paving metalling fencing and all other things as shall be reasonably necessary to give unimpeded access to the said Easement PROVIDED HOWEVER that such soil roading paving metalling and fencing which is so removed shall be restored as nearly as possible to its original condition and that any other damage done by reason of the said maintenance is repaired and that as little disturbance as possible is caused to the surface of the land and to the

enjoyment of the said tenements by the registered proprietors or occupiers.

(f) Where the maintenance work which is required to be carried out in terms of these presents involves the total or partial replacement of any cables this work shall be deemed to be maintenance work which may be carried out in accordance with these presents.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

See attached

Dated this 2nd day of September 19 96

Signed by the above-named

HAMPTON HOLDINGS LIMITED

in the presence of

Witness .....

Occupation ..... RICHARD ADRIAN AYTON SOLICITOR

Address ..... KERIKERI

..... Director

..... Director

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act

Solicitor for the registered proprietor

The [redacted]/within easements when created will be subject to Section 243(a) Resource Management Act 1991

A.L.R.

2.04 03.SEP96 D 040230.4
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

DISTRICT LAND REGISTRAR NORTH AUCKLAND NEW ZEALAND

(4P) EC(2) $25
$5

LAW NORTH PARTNERS
SOLICITORS
KERIKERI

© AUCKLAND DISTRICT LAW SOCIETY 1983
REF 4050

D261264.2 Cerro

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING - RC5212
The subdivision of Lot 8 DP 184641
(North Auckland Registry)

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

SCHEDULE

(i) Lot 7 on Deposited Plan 184641 cannot be used for residential purposes and no buildings are to be constructed on the site and the site is to be used solely for recreational or conservation purposes.

Signed for THE FAR NORTH DISTRICT COUNCIL under delegated authority

6th APRIL 1998

Date

11.50 14.APR98 D 261264.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR...

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

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

Sections 90A and 90F, Land Transfer Act 1952

EI 5498810.15 Easement
Cpy – 01/01, Pgs – 005, 03/03/03, 12:20
DocID: 310755852

Land registration district

North Auckland

Grantor *Surname(s) must be underlined.*

WALTER THIERMANN and JUTTA THIERMANN

Grantee *Surname(s) must be underlined.*

WALTER THIERMANN, JUTTA THIERMANN and WALTER MICK GEORGE YOVICH and WALTER THIERMANN and JUTTA THIERMANN

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

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

Dated this 13th day of February 2003

Attestation

J Thiermann W. Thiermann	**Signed in my presence by the Grantor and Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** RICHARD ADRIAN AYTON **Occupation** SOLICITOR KERIKERI **Address**
Signature [common seal] of Grantor	
J Thiermann W. Thiermann	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** RICHARD ADRIAN AYTON SOLICITOR KERIKERI **Occupation** **Address**
Signature [common seal] of Grantee	

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

[Solicitor for] the Grantee

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

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

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

Annexure Schedule 1

Easement instrument Dated 13th February 2003 Page 1 of 4 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right of Way Electricity Telecommunications and water supply	"B" and "F" on DP 310634	Lot 8 DP 310634 C.T. 41826	Lot 5 DP310634 C.T. 41824 Lot 7 DP 310634 C.T. 41825
Right of Way	"G" and "F" on DP 310634	Lot 8 DP 310634 C.T. 41826	Lot 5 DP310634 C.T. 41824 Lot 7 DP 310634 C.T. 41825
Water Supply	"H" and "F" on DP 310634	Lot 8 DP 310634 C.T. 41826	Lot 5 DP 310634 C.T. 41824
Electricity Telecommunications Water Supply	"G" on DP 310634	Lot 8 DP 310634 C.T. 41826	Lot 7 DP 310634 C.T. 41825

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

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

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

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

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

[the provisions set out in Annexure Schedule 2].

Covenant provisions

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

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

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

[Annexure Schedule 2].

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

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

Annexure Schedule 1

Easement instrument Dated 13th February 2003 Page 2 of 4 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Water Supply	"A" on DP 310634	Lot 7 DP 310634 C.T. 41825	Lot 5 DP310634 C.T. 41824 Lot 8 DP 310634 C.T. 41826

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

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

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

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

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

[the provisions set out in Annexure Schedule 2].

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

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

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

[Annexure Schedule 2].

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

Approved by Registrar-General of Land under No. 1995/5003EF

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Registrar-General of Land Approval 95/5003EF A.D.L.S.

Easement Instrument	Dated 13th February 2003.	Page 3 of 4 Pages

Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.

Where there is a conflict between the provisions of the Fourth Schedule and/or the Ninth Schedule, and the modifications in this Easement Instrument, the modifications must prevail.

The implied rights and powers are varied as follows:

1. Any maintenance, repair or replacement of the right of way, stormwater, sewage drains and pipes, and telecommunication and electric power cables on the servient or dominant land that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of the Grantor) must be carried out promptly by that owner and at that owner's sole cost. Where the 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 act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).

2. The easement of right of way marked 'G' and 'F' on Deposited Plan 310634 shall be pedestrian as it applies to the dominant tenement Lot 7 C.T. 41825 and Clauses 6. (2) (a) and (b) and (3) (b) of the Fourth Schedule to the Land Transfer Regulations shall not apply to this easement of right of way.

3. The easement of right of way marked 'G' on Deposited Plan 310634 shall be pedestrian as it applies to the dominant tenement Lot 5 C.T. 41824 and Clauses 6. (2) (a) and (b) and (3) (b) of the Fourth Schedule to the Land Transfer Regulations shall not apply to this easement of right of way.

4. The Ninth Schedule of the Property Law Act 1952 is hereby varied as follows:
Paragrah 1 shall be varied to remove the words "vehicles, machinery and implements of any kind";
Paragraph 2 shall be varied to replace the word "Driveway" with "walkway" and the reference to vehicles, machinery, plant and equipment shall be deleted.

5. The water supply pipes over 'A, 'B', 'F', 'G' and 'H' must remain in the position existing at the date of this instrument and if they require replacing they must be in the same position as far as practical.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General of Land under No. 1995/5003EF

Annexure Schedule

Registrar-General of Land Approval 95/5003EF A.D.L.S.

Insert below
"Mortgage", "Transfer", "Lease" etc

Easement Instrument	Dated 13th February 2003	Page 4 of 4 Pages

~~5.~~ **The electricity supply lines and cables over "B", "F" and "G" on Deposited Plan 310634 must remain in the position existing at the date of this instrument and if they require replacing they must be in the same position as far as practical.**

6.

~~7.~~ **The Right of Way route and the entrance to the roadway over "B" and "F" on Deposited Plan 310634 is along the route and through the gateway existing at the date of this instrument and there shall be no right to require the route or gate to be altered provided the dominant tenement may make structural alterations to the gate entrance.**

7.

~~8.~~ **There shall be no dogs permitted over the land in areas marked 'B', 'G' and 'F' on Deposited Plan 310634 except when on a lead and no other animals shall be permitted over the land in the areas marked 'B', 'G' and 'F' on Deposited Plan 310634.**

8. In the event the areas marked "B" and "F" on Deposited Plan 310634 are required to vest as road the proprietor for the time being of the dominant tenement hereby consents and if required shall when called upon execute a consent to the vesting and FURTHER if required surrender of the easements herein and in the event there is a mortgage or mortgages registered over the dominant tenement the registered proprietor for the time being of the dominant tenement will obtain their mortgagees consent to the said vesting and if required the said surrender.

Continuation of Attestation Clause

Signed in my presence by the Grantee
Walter Mick George YOVICH

Witness Signature
Witness Full Name PAUL MATTHEW WINGER YOVICH
Address 8 BARCLAY PL, WHANGAREI
Occupation CHARTERED ACCOUNTANT

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Appendix 4

Historic consents

FAR NORTH DISTRICT COUNCIL

***FAR NORTH OPERATIVE DISTRICT PLAN** [BAY OF ISLANDS SECTION]*

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF
The Resource Management Act 1991

AND

IN THE MATTER OF
an application for Resource Consent
under the aforesaid Act by

Walter Thiermann

FILE NUMBER RC 2010478

APPLICATION

Application for **SUBDIVISION CONSENT** to undertake boundary adjustments affecting four titles.

The property in respect of which the application is made is situated at Pa Road, Kerikeri.

DECISION

That pursuant to Sections 105 (1)(a), 108 and 220 of the Resource Management Act 1991, Council grants its consent to Walter Thiermann to subdivide a property at Pa Road, Kerikeri, being more particularly described as Lot 3 DP 176558, Lot 5 DP 172257, and Lots 7 and 8 DP 184641 contained in CsT 108C/751, 105C/174, 115B/431, and 115B/432 respectively (North Auckland Registry) to undertake boundary adjustments affecting four titles subject to the following conditions:

(1) The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson and King Limited attached to this consent.

(2) That, prior to approval under Section 223 of the Act, the survey plan shall show:

  (a) All easements duly granted or reserved

  (b) The deletion of proposed Lot 9 (being Local Purpose (Esplanade) Reserve to vest) and its inclusion within proposed Lot 8

(3) That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:

(a) Pay to Council a GST inclusive contribution of $11,000, being the amount agreed to by the applicant as a contribution towards the formation of pedestrian access along the existing esplanade reserve, being Lot 3 DP 168091.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

(A) Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.

(B) There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plan.

(C) Council has agreed to waive the requirement for additional width to be added to the existing esplanade reserve adjoining the Kerikeri River, on the basis that the applicant has agreed to pay a contribution towards the provision of practical public access along the area of esplanade reserve adjoining the application site.

Advice Note: Pursuant to Section 36 (3) of the Resource Management Act 1991, an invoice for the additional costs of processing and considering this application will follow this notification of the decision.

DECISION PREPARED BY: **A J HARTSTONE, SECTION PLANNER**

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

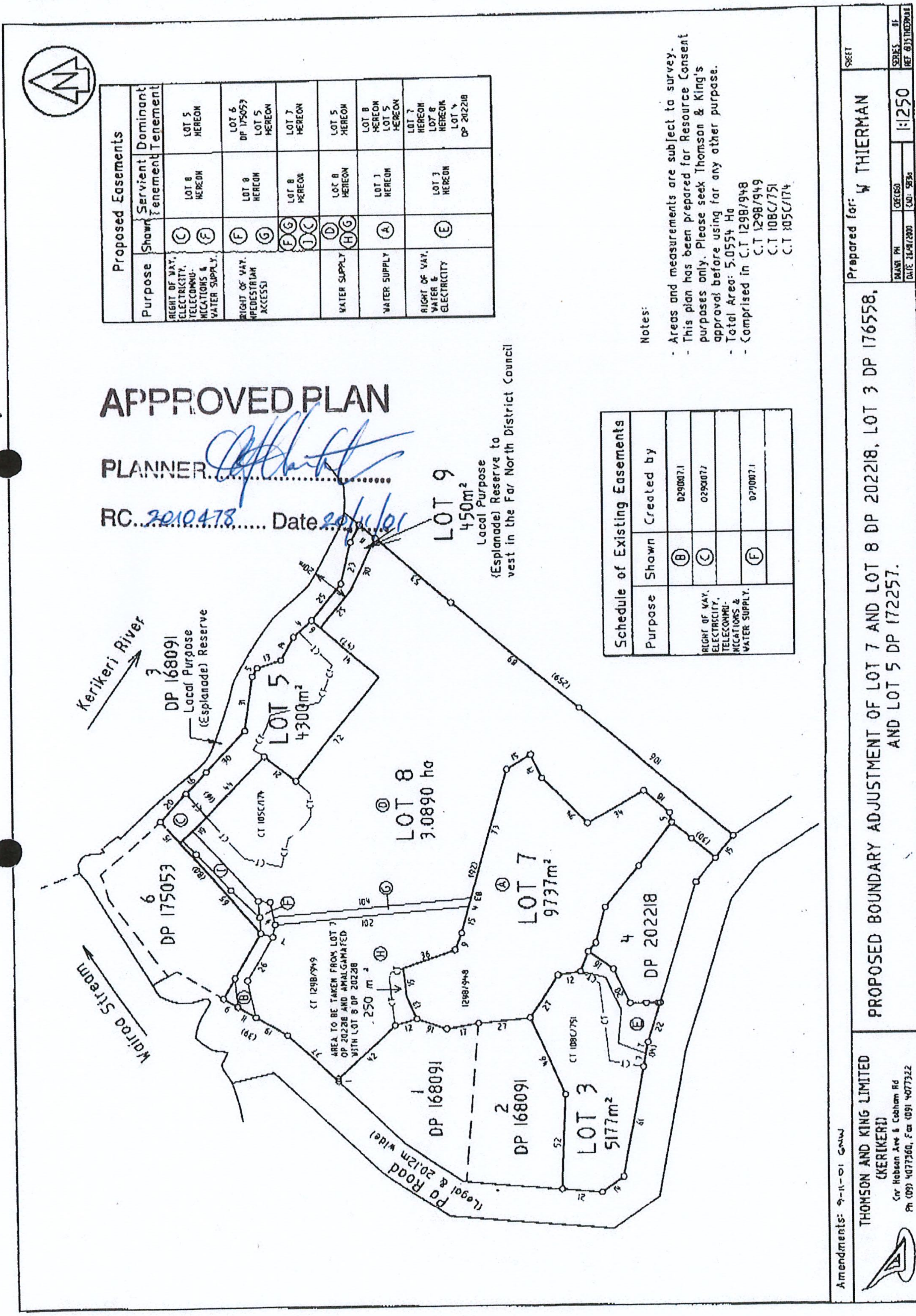
P J Killalea

RESOURCE CONSENTS MANAGER

4th December 2001 **DATE**

RC 2010478

DEC\2SDEC2010478KHO.DOC


APPROVED PLAN
PLANNER
RC 2010478 Date 20/11/01
Proposed Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY. | C F | LOT 8 HEREON | LOT 5 HEREON
RIGHT OF WAY, PEDESTRIAN ACCESS | F G | LOT 8 HEREON | LOT 6 DP 175053 LOT 5 HEREON
| F G I C | LOT 8 HEREON | LOT 7 HEREON
WATER SUPPLY | D H G | LOT 8 HEREON | LOT 5 HEREON
WATER SUPPLY | A | LOT 7 HEREON | LOT 8 HEREON LOT 5 HEREON
RIGHT OF WAY, WATER & ELECTRICITY | E | LOT 3 HEREON | LOT 7 HEREON LOT 8 HEREON LOT 4 DP 202218
Notes:
- Areas and measurements are subject to survey.
- This plan has been prepared for Resource Consent purposes only. Please seek Thomson & King's approval before using for any other purpose.
- Total Area: 5.0554 Ha
- Comprised in C.T 129B/948, C.T 129B/949, C.T 108C/751, C.T 105C/174
Schedule of Existing Easements
Purpose | Shown | Created by
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY. | B | D290807.1
| C | D290807.2
| F | D290807.1
LOT 9 450m² Local Purpose (Esplanade) Reserve to vest in the Far North District Council
Kerikeri River
3 DP 168091 Local Purpose (Esplanade) Reserve
LOT 5 4300m²
LOT 8 3.0890 ha
LOT 7 9737m²
LOT 3 5177m²
6 DP 175053
4 DP 202218
1 DP 168091
2 DP 168091
AREA TO BE TAKEN FROM LOT 7 OF 202218 AND AMALGAMATED WITH LOT 8 DP 202218 250 m²
CT 129B/949
CT 129B/948
CT 105C/174
CT 108C/751
Wairoa Stream
Pa Road (Legal & 20.12m wide)
PROPOSED BOUNDARY ADJUSTMENT OF LOT 7 AND LOT 8 DP 202218, LOT 3 DP 176558, AND LOT 5 DP 172257.
Prepared for: W THIERMAN
1:1250
Amendments: 9-11-01 GNW
THOMSON AND KING LIMITED (KERIKERI)
Cnr Hobson Ave & Cobham Rd
Ph (09) 4077360, Fax (09) 4077322

Far North District Council

EMAILED
COPY
POSTED

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (Section 127)

Resource Consent Number: 2170198-RMAVAR/A

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants consent to:

Mike Endean

The activity to which this decision relates:
To vary RC 2170198 to enable the subdivison to be completed in two stages. Stage 1 will include the creation of Lots 1 & 7 with provision for Lot 7 to be amalgamated with Lot 6 DP 175053. Stage two will contain the remaining subdivision with minor boundary adjustments. In addition to the staging several conditions are no longer required to be imposed due to changes in Council Policy.

Furthermore, an additional 3 months has been sought to complete works associated with the laduse componsent of the application.

Subject Site Details

Address:	94B Pa Road, Kerikeri
Legal Description:	Lot 8 DP 310634
Certificate of Title reference:	CT-41826, CT-41824

The following changes are made to the consent conditions:

- The consent will now be undertaken in two stages – conditions relating to plans will be amended and conditions with be re-arranged to fit within the correct stages.
- Condition 2(b) regarding the amalgamation condition will be inserted regarding the amalgamation condition as this was omitted from the original decision. The condition conveys the information provided on the scheme plan.
- Condition 3(c) regarding conveying the cost of future wastewater on site is to be deleted due to change of internal Council policy.
- Paragraphs in existing Condition 3(j)(iv) deleted as they relate to current condition 3(c.)
- An additional 3 months has been added to the landuse condition regarding stormwater discharge to enable works to be undertaken on site. The condition has been updated to reflect that the timeframe starts from the date the original consent was issued.

For the purpose of clarity the complete amended conditions of consent are as follows:

Decision A – Subdivision:

Stage 1 – Lot 1 & Lot 7 to be amalgamated with Lot 6 DP 175053

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Proposed Subdivision of Lot 8 DP 310634 & Lot 5 DP 310634 and proposed ROW Easement over Lot 4 DP 202218

and proposed stormwater easement over Lot 6 DP 175053 – Stage 1, Revision B dated 10/03/2017, 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) All easements to be duly granted or reserved.
   (b) Amalgamation Condition:
   That Lot 6 DP 175053 and Lot 7 hereon are held in the same certificate of title. (LINZ ref. 1411103)

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

   (a) Provide evidence that power and telephone services have been reticulated to the boundary of each lot.

   (b) 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 allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

      (i) In conjunction with the construction of any building requiring building consent, the lot owner shall provide specific design for foundations and assessment of ground conditions. The design and assessment shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.

[Lot 1]

Stage 2 – Lots 2, 3, 4, 5, & 6

4. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Proposed Subdivision of Lot 8 DP 310634 & Lot 5 DP 310634 and proposed ROW Easement over Lot 4 DP 202218 and proposed stormwater easement over Lot 6 DP 175053 – Stage 2, Revision B dated 10/03/2017, and attached to this consent with the Council's "Approved Stamp" affixed to it.

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

   (a) All easements to be duly granted or reserved.

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

   (a) Upgrade existing concreted access on ROW easements A, K, J and B (up to existing entrance to Lot 2) to a 5m finished carriageway width. The formation shall include kerbing to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.

   (b) Upgrade existing concreted access on ROW easement B (from existing entrance to Lot 2), D, F and L to a 3m finished carriageway width with passing bays provided to comply with Rule 15.1.6.1.2 of the Far North District Plan. The formation shall include kerbing to protect Lot 3 from flooding and a concreted

swale channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff as described in Stormwater Management Plan, produced by Thomson Survey dated 05 December 2016.

(c) Complete to Councils satisfaction the improvement works identified in the Stormwater Management Plan and drawings prepared by Thomson Survey, dated 05 December 2016, ref 8873.

(d) Provide evidence that power and telephone services have been reticulated to the boundary of each lot.

(e) Upgrade the existing entrance to Lot 6 to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.17 of the Engineering Standard and NZS4404:2004. Seal the entrance plus splays for a minimum distance of 5m from the existing seal edge.

(f) In accordance with the recommendations of the Archaeological Survey and Assessment of the Endean Property Residential Subdivision Pa Road, Kerikeri, Bay of Islands, prepared by Northern Archaeological Research and dated September 2010; and prior to any development (including earth disturbance and planting) on the Lot, a 10m buffer protecting archaeological site P05/1029 (located on an adjacent property) shall be marked out on the ground by a qualified archaeologist.

(g) Apply to Council to name the private road in accordance with Council's policy on *'Road Naming and Property Numbering'* (#2125) using the required application for road naming form.

(h) Pay to the Council the cost of providing and erecting the road signs for the new private road.

(i) 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 allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

(a) No development or planting shall occur within the 10m buffer of archaeological site P05/1029.

[Lot 5 only]

(b) Any building consent or resource consent application for a dwelling shall be accompanied by a landscape mitigation plan and visual assessment prepared by a suitability qualified and experienced landscape architect. The landscape mitigation plan shall with respect to Lots 2, 3, 4, 5 & 6 identify existing vegetation on site to be retained, vegetation to be removed and areas which require additional landscaping. Where new planting is proposed the plan shall specify the species proposed, grade number, planting density, plant locations and proposed on-going maintenance. The visual assessment shall quantify the contribution the existing vegetation and proposed vegetation makes to the integration and mitigation of the proposed built structures and associated infrastructure. The mitigation plan and associated visual assessment shall demonstrate that the proposals will result in the mitigation of any adverse effects on the Kerikeri Basin Heritage Precinct as identified in the Far North District Plan. The mitigation plan shall be subject to the approval of the Resource Consents Monitoring Officer or

other duly delegated officer and may be subject to a peer review at the discretion of Councils Resource Consents Monitoring officer. All costs associated with such a peer review shall be met by the applicant. The approved landscape mitigation plan shall be implemented and maintained on a continuing basis.

The landscape mitigation plan for Lots 4 & 5 shall ensure that the areas of foreground, background vegetation and amenity shrub planting identified within the Landscape report prepared by Hawthorn Landscape Architects dated 21st June 2010 are re-vegetated where these areas have been subject to clearance. Re-planting shall form part of the landscape mitigation plan.

Note: Land within the 10m buffer of archaeological site P05/1029 shall not be subject to landscaping.

[Lots 2, 3, 4, 5 & 6]

(c) The existing vegetation and any subsequent vegetation planted as part of a landscape mitigation plan within the foreground, background vegetation and amenity shrub planting areas identified on the survey plan shall not be cut down, damaged or destroyed without the further written consent of the Council. Such consent may be given in the form of a resource consent. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act of default by or on behalf of the owner or for which the owner is responsible.

[Lots 4 & 5]

(d) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system in general accordance with the reports prepared by LDE Geotecnical Investigation report dated 28 April 2016 ref 12202 for Lot 3 and LDE Effluent disposal field assessment dated 8 August 2016 ref 12609 for Lots 4 and 5 and submitted with Resource Consent 2170198.

The installation shall include an agreement with the system supplier or its authorized agent for the on going operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

[Lots 3, 4 & 5]

(e) In conjunction with the construction of any building requiring building consent on Lot 3, the lot owner shall submit for approval a Stormwater management disposal plan that provides a stormwater detention tank / pond with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 10% AEP plus allowance for climate change. The details of the on site retention storage and flow attenuation shall be prepared by a suitably

qualified chartered professional engineer and submitted with the Building Consent application.

[Lot 3 only]

(f) All storm water originating from roofs, paved surfaces and tank overflow is to be piped to, and discharged into, the pond area located on lot 7 DP 310634.

[Lot 6 only]

(g) In conjunction with the construction of any building requiring building consent, the Lot owner shall submit for approval a revised Stormwater management and disposal plan, that is designed in general accordance with the stormwater management plan produced by Thomson Survey, dated 05 December 2016, ref 8873 and submitted with Resource Consent 2170198. The details of the plan shall be prepared by a suitably qualified and experienced professional and submitted with the Building Consent application.

[Lots 4 & 5]

(h) All storm water originating from roofs, paving and tank overflow from Lot 2 is to be piped to, and discharged into, the commonly owned stormwater system as constructed in easements B, S, C, R, Q and T that discharges to Kerikeri river.

[Lot 2 only]

(i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

[Lot 3, 4, 5 & 6]

(j) In conjunction with the construction of any building requiring building consent, the lot owner shall provide specific design for foundations that reference Geotechnical Investigation report produced by LDE dated 28 April 2016, reference 12202 and submitted with Resource Consent 2170198. The design shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.

[Lot 3 only]

(k) In conjunction with the construction of any building requiring building consent, the lot owner shall provide specific design for foundations and assessment of ground conditions. The design and assessment shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.

[Lots 2, 4, 5 and 6]

Decision B – Landuse Consent:

1. The owners of Lots 1 and 2 created under Decision A (subdivision) are to provide evidence that adequate outfall protection is installed from piped stormwater discharge outlets to Kerikeri Inlet River to the satisfaction of Councils Resource Consent Engineer within 6 months from the issue of RC 2170198.

Decision C – Easements – changes under Section 243(e)

That pursuant to Section 243(e) of the Resource Management Act 1991, Council grants consent to the cancellation of the following easements as detailed below at time of Stage 1. A certificate under Section 243(e) will be issued upon the creation of relevant new easements.

- Easements B & F on DP 310634 for the purposes of Right of Way, Right to Convey Electricity and Telecommunications and Right to Convey Water – EI 5498810.15;
- Easements G & H on DP 310634 for the purposes of Right of Way – EI 5498810.15;
- Easements H & F on DP 310634 for the purposes of a Right to Convey Water – EI 5498810.14;
- Easement G on DP 310634 for the purposes of Right to convey Electricity and Telecommunications and a Right to convey water – EI 5498810.;
- Easements I & C on DP 310634 for the purposes of Right of Way (Pedestrian) – EI 5498810.16;
- Easement B on DP 175053 for the purposes of Right of Way and Telecommunications and a right to convey water – EC D040739.4;
- Easement A on DP 202218 for the purposes of Right of Way, Right to Convey Electricity and Telecommunications and a right to Convey water – EC 5257130.9.

Advice Notes

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

2. During the assessment of your application it was noted that a private Land Covenant exists on the property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to independent legal advice, as despite having a resource consent from Council, the land covenant can be enforced by those parties specified in the covenant.

3. Building Consent will be required for construction of retaining walls supporting access road formations.

4. A license to occupy may be required for the stormwater structures over Council's Esplanade Reserve. It is advised that the applicant consult with Council's Legal Services team on this matter.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed changes are no more than minor and that there are no affected persons or affected order holders.

2. There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are

considered to remain consistent with the existing objectives and policies in the Operative District Plan. The proposed changes also remain consistent with other Regional Planning documents as noted within the original decision.

3. 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 for changes to consent conditions, achieves the purpose of the Act.

4. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

Approval
This resource consent has been prepared by Rochelle Braithwaite, Intermediate Resource 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

21st April 2017.
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
You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.

LOTS 1, 7 & Pt LOT 2 ARE TO [illegible]JECT TO A NEW HEIGHT RESTRICTI[illegible]

EXISTING HEIGHT RESTRICTIONS IN T 5535500.3 ARE TO BE CANCELLED AND TO BE RECREATED TO BETTER SERVE THE REQUREMENTS OF THE AFFECTED PARTIES.

AMALGAMATION CONDITION:

THAT LOT 6 DP 175053 AND LOT 7 HEREON ARE HELD IN THE SAME CERTIFICATE OF TITLE

Underlying Legal Description
CFR 41824 - 4171m²
CFR 41825 - 3.1395ha
Total Area - 3.5566ha

Rural Living Zone - Map 28 & 83
Kerikeri Visual Buffer Zone - Map 83
No Resource Features - Map 28

SEE ATTACHED EASEMENT SCHEDULE SHOWING EASEMENTS TO BE CANCELLED, PART CANCELLED, OR CREATED

NOTES:

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE USE INTENDED BY THE CLIENT STATED ON THE PLAN, AND MUST NOT BE USED FOR ANY OTHER PURPOSE.
THOMSON SURVEY ACCEPTS NO RESPONSIBILITY FOR THIS PLAN, OR ANY DATA CONTAINED ON THIS PLAN, TO BE USED FOR ANY OTHER PURPOSE.

PLEASE CHECK DATA BEFORE CONSTRUCTION AND ADVISE THOMSON SURVEY LTD OF ANY DISCREPANCIES OR OMISSIONS

APPELLATION INFORMATION SHOWN HEREON WAS SOURCED FROM QUICKMAP 17-02-2016

CONTOURS SHOWN: 5.0m MAJOR, 1.0m MINOR

EQUIPMENT USED: SOKKIA GPS GRX2

COORDINATE SYSTEM: GD2000 MT EDEN CIRCUIT
COORDINATE ORIGIN: ORM 65 SO 55466 (C31M) 5TH ORDER
N 983273.508, E 327844.837

LEVEL DATUM: MSL (ONE TREE POINT DATUM)
LEVEL ORIGIN: ORM 65 SO 55466 (C31M) RL 54.11m
LEVELS WERE OBTAINED FROM: PLAN SO 55466

APPROVED PLAN

PLANNER ....

RC .... DATE 21/04/...

STAGE 1

SCALE 1:1250
SHEET SIZE A3
0 5 10 15 20 25 50 75

STAGE 1

PROPOSED SUBDIVISION OF LOT 8 DP DP 310634 & LOT 5 DP 310634 AND PROPOSED ROW EASEMENT OVER LOT 4 DP 202218 AND PROPOSED STORMWATER EASEMENT OVER LOT 6 DP 175053

SURVEY:	TS	FEB 2016	
DESIGN:			
DRAWN:	TS	07-03-2017	CLIENT: M. ENDEAN
REVISION: B	TS	10-03-2017	JOB REF: 8873
STATUS:			CAD REF: 8873 170307 SCHEME REV B 1250.lcd

SCALE 1:1250
SHEET SIZE A3

STAGE 1

THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Plan Number

Proposed Subdivision of Lot 8 DP 310634 & Lot 5 DP 310634 Pa Road, Kerikeri

APPROVED PLAN

PLANNER... RB

RC. 2170178RMAVAR DATE 21/04/17

Stage 2

Schedule of Existing Easements to remain (appurtenant to subdivision site)			
Purpose	**Shown**	**Servient Tenement**	**Created by**
Right to Convey Water	A DP 310634	Lot 7 DP 310634	EI 5498810.15
Right of Way Right to Convey Electricity and Telecommunications Right to Convey Water	E DP 310634	Lot 3 DP 310634	EI 5498810.14

Existing Easements in Gross			
Purpose	**Shown**	**Servient Tenement**	**Grantee**
Right to Convey Electricity	A K J B N	Lot 2 Hereon	Top Energy
Right to Convey Telecommunications & Computer Media.	A K J B N H	Lot 2 Hereon	Chorus NZ Ltd

Proposed Easements in Gross			
Purpose	**Shown**	**Servient Tenement**	**Grantee**
Right to Convey Telecommunications & Computer Media.	D & F	Lot 4 Hereon	Chorus NZ Ltd
Right to Convey Electricity	D & F	Lot 4 Hereon	Top Energy

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

Telephone: 09 4077360
Facsimile: 09 4077322

APPROVED PLAN

PLANNER....RB.....

RC.2170198.....DATE ..21/04/17

RINAVAR/A

Memorandum of Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Convey Water Right to Convey Sewage Right to Drain Water	A B K J	Lot 2 Hereon	Lot 3 Hereon Lot 4 Hereon Lot 5 Hereon
Right to Drain Water	S	Lot 2 Hereon	Lot 4 & 5 Hereon
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Convey Water Right to Convey Sewage Right to Drain Water	D F	Lot 4 Hereon	Lot 5 Hereon
Right of Way	H	Lot 2 Hereon	Lot 3 Hereon
Right to Convey Electricity	H	Lot 2 Hereon	Lot 3 Hereon Lot 4 Hereon Lot 5 Hereon
Right of Way (Pedestrian Access)	D E	Lot 4 Hereon	Lot 2 Hereon Lot 3 Hereon Lot 5 Hereon

Right of Way (Pedestrian Access)	B	Lot 2 Hereon	Lot 3 Hereon Lot 4 Hereon Lot 5 Hereon

Schedule of Proposed Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right to Convey Water	H	Lot 2 Hereon	Lots 3, 4 & 5 Hereon
Right to Convey Water	I	Lot 3 Hereon	Lots 2, 4 & 5 Hereon
Right to Convey Electricity	Z	Lot 3 Hereon	Lots 4 & 5 Hereon
Right to Drain Water	H	Lot 2 Hereon	Lot 3 Hereon

APPROVED PLAN

PLANNER.....RB.....

RC.2170198.....DATE 21/04/17

RMAVAR/A

THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Plan Number

Proposed Subdivision of Lot 8 DP 310634 & Lot 5 DP 310634 Pa Road, Kerikeri

APPROVED PLAN

PLANNER...RB.....

RC 2170198...DATE 21/04/17

RMA VHR/A

Stage 1

Schedule of Existing Easements to Cancel			
Purpose	**Shown as**	**Servient Tenement**	**Created by**
Right of Way Right to Convey Electricity and Telecommunications Right to Convey Water	B F DP 310634	Lot 8 DP 310634	EI 5498810.15
Right of Way	G H DP 310634	Lot 8 DP 310634	EI 5498810.15
Right to Convey Water	H F DP 310634	Lot 8 DP 310634	EI 5498810.15
Right to Convey Electricity and Telecommunications Right to Convey Water	G DP 310634	Lot 8 DP 310634	EI 5498810.15
Right of Way (Pedestrian)	I C DP 310634	Lot 5 DP 310634	EI 5498810.16
Right of Way and Telecommunications Right to Convey Water	B DP 175053	Lot 4 DP 175053	EC D040739.4
Right of Way Right to Convey Electricity and Telecommunications Right to Convey Water	A DP 202218	Lot 4 DP 202218	EC 5257130.9

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

Telephone: 09 4077360
Facsimile: 09 4077322

APPROVED PLAN

PLANNER...DS.....

RC...2170195...DATE 21/04/17

RMAVAR/A

Schedule of Existing Easements to remain (appurtenant to subdivision site) Not required to be shown on subdivision plan for 223.			
Purpose	**Shown**	**Servient Tenement**	**Created by**
Right to Convey Water	A DP 310634	Lot 7 DP 310634	EI 5498810.15
Right of Way Right to Convey Electricity and Telecommunications Right to Convey Water	E DP 310634	Lot 3 DP 310634	EI 5498810.14

Proposed Easements in Gross			
Purpose	**Shown**	**Servient Tenement**	**Grantee**
Right to Convey Electricity	A K J B N	Lot 2 Hereon	Top Energy
	C	Lot 1 Hereon	
Right to Convey Telecommunications & Computer Media.	A K J B N H	Lot 2 Hereon	Chorus NZ Ltd
	C	Lot 1 Hereon	

Memorandum of Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Convey Water Right to Convey Sewage Right to Drain Water	A B K J	Lot 2 Hereon	Lot 1 Hereon
Right of Way Right to Convey Electricity Right to Convey Telecommunications Right to Convey Water	G	Lot 4 DP 202218	Lot 2 Hereon

APPROVED PLAN

PLANNER.....

RC.2170198....DATE 21/04/17

RMAVAR/A

Right to Convey Electricity	H	Lot 2 Hereon	Lot 6 DP 175053 Lot 1 Hereon
Right of Way (Pedestrian Access)	D E	Lot 2 Hereon	Lot 6 DP 175053 Lot 1 & 7 Hereon Lot 7 DP 310634
Right of Way (Pedestrian Access)	B	Lot 2 Hereon	Lot 6 DP 175053 Lot 7 DP 310634
Right of Way (Pedestrian Access)	C	Lot 1 Hereon	Lot 6 DP 175053 Lot 2 & 7 Hereon Lot 7 DP 310634
Right to Drain Water	O	Lot 6 DP 175053	Lot 2 Hereon
Right to Drain Water	P	Lot 7 Hereon	Lot 2 Hereon
Right to Drain Water	C	Lot 1 Hereon	Lot 2 Hereon
Right to Drain Water	R	Lot 7 Hereon	Lots 1 & 2 Hereon
Right to Drain Water	Q	Lot 6 DP 175053	Lots 1 & 2 Hereon

Schedule of Proposed Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right to Convey Water	H	Lot 2 Hereon	Lot 6 DP 175053 Lot 1 Hereon
Right to Convey Water	I	Lot 2 Hereon	Lot 6 DP 175053 Lot 1 Hereon
Right to Drain Water	T	Lot 3 DP 168091 (FNDC esplanade reserve)	Lots 1, 2 & 7 Hereon & Lot 6 DP 175053
Right to Convey Electricity	Z	Lot 2 Hereon	Lot 7 DP 310634
Right of Way	C	Lot 1 Hereon	Lot 2 Hereon & Lot 6 DP 175053

APPROVED PLAN

PLANNER..RB.....

RC.2170198.....DATE ..21/04/17

RMAVAR/A

Appendix 5

Consultation with

Top Energy and Chorus

Chorus New Zealand Limited

14 March 2025

Chorus reference: 11173190

Attention: Lynley Newport

Quote: New Property Development

3 connections at 94B Pa Road , Kerikeri, Far North District, 0230

Your project reference: N/A

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

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

Fibre network	$0.00
Pre-built fibre	$0.00

The total contribution we would require from you is **$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 14 March 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

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

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

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

Kind Regards

Chorus New Property Development Team

TOP ENERGY
Te Puna Hihiko
www.topenergy.co.nz

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

18 March 2025

Lynley Newport
Thomson Survey
PO Box 372
KERIKERI 0245

Email: lynley@tsurvey.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Mike Endean, 94B Pa Road, Kerikeri. Lot 8 DP 310634.

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

Top Energy advises that the existing low voltage reticulation is privately owned.

Top Energy's requirement for this subdivision is that power be made available for the additional lots. There is an existing power supply available for proposed Lots 1 & 2.

Design and costs to provide a power supply to Lots 3 & 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.

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Appendix 5

LDE Geotechnical Investigation Report (2016)

Appendix 8

LDE LAND DEVELOPMENT & EXPLORATION LTD.

GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED SUBDIVISION, PA ROAD, KERIKERI

Project Reference: 12202

28 April 2016

CONTENTS

1 INTRODUCTION

Land Development & Exploration Ltd (LDE) was engaged to assess a proposed 2 Lot subdivision at Pa Road, Kerikeri (Figure 1). The existing property at 94 Pa Road Kerikeri (Lot 8 DP 310634) will be subdivided to create one new lot. The existing lot will retain the majority of the land as well as the existing buildings.

The purpose of the investigation was to determine the geotechnical suitability of the proposed house site within the lot, effluent and stormwater disposal, and access to the site. Engineering recommendations for the overall development was also an objective.

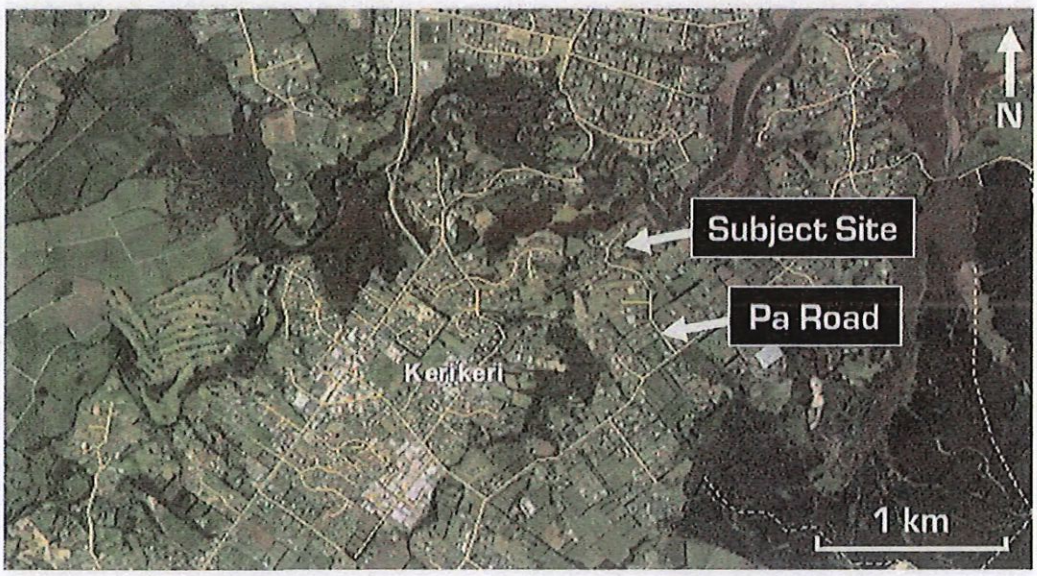


Figure 1: Location of site (source Far North District Council (FNDC) Maps).

Figure 2: Proposed building subdivision (FNDC Maps).

2 Site Characteristics

The proposed building site is located on a moderate (10-15°) west-northwest facing grassed slope below a single lane road which leads to the broad and gently sloping crest of the hill behind the site. To the southwest of the site is a steep, densely vegetated slope (25-35°). Both slopes lead down to ponds elevated some 20 below the site.

Figure 3: Panoramic photo looking across the proposed building site. Driveway shown on the far right. Steep slope to the southwest lies in the bush on the left of the photo.

Figure 4: View eastward of the proposed building site from below.

3 GROUND CONDITIONS

3.1 General

The nature of the ground beneath the site is summarised below and in the appended cross section. It is based on an integration of published and unpublished data, the geomorphology of the site, and subsurface investigations carried out at discrete locations. The nature of the ground between the investigation points is inferred and may vary from that described. For details of the materials encountered and measurements of their respective strengths, please review the appended investigation logs.

3.2 Published Geology

The 1:250,000 geological map of the region[1] shows the site as being underlain by Waipapa Group sandstone and siltstone, which is described as "massive too thin bedded, lithic

[1]Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area : scale 1:250 000. Lower Hutt: GNS Science. Institute of Geological & Nuclear Sciences 1:250,000 geological map 2. 68 p.

volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite".

Our investigations encountered residual soil near the surface, which forms above the Waipapa Group bedrock as a result of weathering. This was underlain by completely weathered and highly weathered Waipapa Group rock.

3.3 Subsurface Investigations

Our investigation of the site included the following work;

- Three 50mm handaugered boreholes put down to 5m depth or refusal with measurments of undrained shear strength taken at regular intervals down through the soil profile.
- Four dynamic penetrometer tests put down to 5m depth or refusal with measurements taken in 50mm increments.

Tape and Abney level surveys were taken down through the slopes to the northwest and southwest for slope stability analyses.

The locations of the subsurface investigations are shown in Figure 3 below on the appended Geotechnical Investigation Plan. Logs of the boreholes and penetrometer tests are also appended.

The field work was completed in autumn.

Figure 3: Subsurface investigation plan.

3.4 Subsurface Conditions

In summary, the investigations indicate that the site is underlain by slightly organic silt (Topsoil) down to 0.4m to 0.5m depth.

Underlying this layer, the investigations show that high strength moderately plastic silty clay with some thin sand and gravel layers is generally present extending down to 3.5m to 5m depth. The soils are consistent with the mantle of soils derived from the weathering of the parent rock beneath the site. Highly weathered rock was found beneath the site at 3.5m in TS2, and is expected to be present at approximately 5m at TS1 and TS3.

The slopes below the site are underlain by moderate strength slightly organic silt (Topsoil) some 0.2m to 0.4m thick over high strength moderately plastic clay generally extending down to 1.9m depth beneath the slope to the southwest, and 2.8m beneath the slope to the north-west over weathered rock.

3.5 Soil Moisture Profile and Groundwater Conditions

The soils beneath the building site were generally dry down to at least 5m depth, with a thin moist layer at 2.8m depth.

Groundwater was not encountered in any of the boreholes. We expect the permanent groundwater table to lie some 7m to 8m below the surface of the subject site based on the elevation of the site relative to the pond at the base of the slopes, assuming a moderate water table gradient.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall, but may extend down some 1m to 2m of the surface, potentially saturating the residual soil and upper completely weathered rock. Similarly, the groundwater table is expected to rise some 1m to 2m during extended periods of wet weather. Complete saturation of the slope is unlikely to occur, due to the low permeability of the soils.

3.6 Seismic Subsoil Category

Based on our subsurface investigations, we consider that the site is a Class C shallow soil site as defined by NZS 1170.5 (2004) "Structural Design Actions: Part 5: Earthquake actions – New Zealand".

4 Natural Hazards and Ground Deformation Potential

4.1 General

This section summarises our assessment of the natural hazards within the property as generally defined in Section 106 of the Resource Management Act (1991) and the potential risk that these present to the proposed building in terms of vertical and lateral ground deformation. This section also includes our assessment of ground beneath the building site which is outside the definition of "Good ground" as defined by the Compliance Document for the NZ Building Code, NZS3604 (2011) "Timber Framed Buildings" and NZS4229 (2013)

"Concrete Masonry Buildings Not Requiring Specific Engineering Design". This is any ground which could foreseeably experience movement of 25mm or greater for any reason including one or a combination of compressible ground, land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and the effect of tree roots.

4.2 Slope Instability

4.3.1 Assessment Methodology

The stability of the site has been assessed based on the geomorphology of the surrounding slopes, and numerical stability analyses carried out using specialist geotechnical software on a cross section developed of the underlying engineering geology. The location of the cross section is shown on the investigation plan.

The numerical analyses included assessments of the slope stability under likely worst-case groundwater conditions over the life of the structure (design conditions) and ULS seismic conditions. The soil strength parameters used in the analyses are shown in the appended slope stability analysis print outs and were generally derived from published and unpublished correlation charts and tables for the particular materials encountered in the investigation. Results from laboratory testing of similar materials were also taken into consideration, as were results from numerical back analyses. Consideration has been given to the behaviour of the materials with long term loading, and also their strength under likely worst case moisture content levels.

A Factor of Safety of ≥1.5 was used to assess the stability of the slope with design groundwater conditions; that being a fully saturated near surface soil layer and an elevated groundwater table at 5m depth.

Slope stability analysis summaries are appended.

4.3.2 Stability Assessment

The subject site proposed to be located on a platform cut into the side of a moderately sloping hill, which in our opinion displays a geomorphology that is indicative of fundamental stability. While there is evidence of creep within the steeper sections of the side slopes, there are no features which indicate that landslippage has occurred.

This is consistent with the results of slope stability analysis, which show the near surface soils within the steepest section of the slope having a minimum factor of safety (FoS) of 1.5 under design groundwater conditions; that being with a fully saturated outer slope. The house site itself and the deep level stability of the hill has a factor of safety of over 2.0 under design conditions, which exceeds the minimum requirement. This value is consistent with the lack of evidence of deep-seated movement in this slope and its steepness (25° to 35°).

Under Ultimate Limit State seismic conditions, the minimum factor of safety of this slope is 1.1, which shows that seismic induced ground deformation is unlikely.

Whilst the soils forming the hillside are shown to have adequate factors of safety against slope failure, there is still the potential for creep movement within the near surface soils due to gravity and soil shrinkage and swelling over a period of time. Taking this into consideration, a setback distance of 6m from the crest of the steepest part of the slope to the southwest (where the dense vegetation starts) is recommended for building on the site with foundations designed and constructed in accordance with NZS3604 (2011) "Timber Framed Buildings" and NZS4229 (1999) "Concrete Masonry Buildings Not Requiring Specific Engineering Design" without the requirement for specific engineering design. Building within the setback zone will require specific engineering design to address soil creep.

4.3 Erosion and Subsidence

There does not appear to be any evidence of surface erosion of significance. There also does not appear to be any evidence of subsurface soil erosion (viz. piping erosion) which could also result in the subsidence of the near surface soils.

Furthermore, the materials underlying the site are not expected to be subject to excessive dissolution (e.g. as a result of acidic groundwater or infiltrating surface water) resulting in surface subsidence.

Surface deformations as a result of a fluctuating groundwater table are not expected to occur at this site.

4.4 Ground Shrinkage and Swelling Potential

The near surface soils appear to be moderately expansive soils but with a liquid limit below above 50% based on their physical characteristics determined during testing. We consider that shallow foundations can be used provided that these extend down to at least 0.4m depth where excessive changes in soil volume are not expected to occur.

4.5 Tree Root Deformation

There are several large trees near the proposed building footprint, which could have the potential to result in soil settlement due to the uptake of water from the tree roots or ground heave from tree root growth. Any trees that are within 5m of the final building footprint should be removed, or foundations should be deepened in their vicinity.

5 Engineering Recommendations

5.1 General

From our assessment of the natural hazard and ground deformation risks presented to the proposed development we consider that a building can be safely located on the site provided that the recommendations given in the following subsections are adhered to.

It should be appreciated that the recommendations given below are based on the surface and subsurface conditions encountered at the time of the investigation. In addition to the possible variations in the subsurface conditions away from the investigation points within and around the site, changes to the site levels can have a dramatic effect on the recommendations given. Furthermore, cuts into the slopes above and below the site can

significantly jeopardise its stability, unless an appropriate measure is put in place to restore the stability of the slope. Accordingly, we should be contacted prior to commencing any earthworks within the slopes to assess how this may affect the subject development. We should also be contacted immediately should the ground conditions encountered vary from that described in this report.

5.2 Building Platform Development

5.2.1 Building Platform

The proposed development of the site has not yet been determined, however it is likely that due to the sloping nature of the site that retaining walls and cut and fills may be required in order to create a flat building site.

Careful construction of the platform will be required to ensure its long term integrity and availability of good ground beneath the proposed building site. To achieve this the following recommendations should be adopted.

5.2.2 Cuts

Any cut slopes required to build the platform should be cut at 2h to 1v, with the top 0.5m cut back to a gentler gradient of 2.5h to 1v. Cut slopes are expected to remain stable at heights of up to 3m at this gradient.

During the excavation of the cut there may be defects (e.g. planes of weakness) or materials exposed which were not identified or differ from that described in this report. We should be contacted without delay to assess how these may alter the stability of the slope at the design gradient. A reduction in the slope gradient, or slope support (e.g. soil nailing, retaining walls etc.) may be required to maintain the level of stability required for the building.

5.2.3 Fills

The fill forming the outer edge of the building platform needs to be limited to a maximum height of 1m to avoid instability. The slope of the fill needs to be kept below a maximum

gradient of 2h to 1v, unless reinforced with appropriate geotextile placed at regular intervals within the fill to an engineering design. Alternatively, an engineered retaining wall could be constructed to support the fill, or a specific geotechnical assessment of the fill proposed is undertaken.

All fill forming part of the building platform (i.e. beneath and within 2m of the house) needs to be placed in a controlled manner to an engineering specification that follows the general methodology given in NZS 4431 (1989) "Code of practice for earthfill for residential development". This includes the design, inspection and certification of the fill by a Chartered Professional Engineer. This will be particularly important to enable the building proposed for the site to be able to be constructed in accordance with NZS3604 (2011) "Timber Framed Buildings" or NZS 4229 (2013) "Concrete Masonry Buildings Not Requiring Specific Design".

The following specification is recommended:

- All topsoil and unsuitable materials, including low strength ground, uncontrolled fill, rubbish etc. shall be stripped from the footprint area of the fill.
- All slopes greater than 4h to 1v shall be benched.
- The fill footprint area shall be inspected by the certifying engineer's representative prior to the placement of fill.
- The fill shall be placed uniformly in horizontal layers not exceeding 200mm in thickness at the optimum moisture content recommended by the suppliers of the material. Alternatively, the material should be inspected and approved as suitable material by a Suitably Qualified Professional. Material which is wet or saturated shall not be placed unless that is the optimum moisture content for the fill.
- The fill should be compacted to achieve the strengths given in the following table:

Undrained shear strength for cohesive fill (measured by insitu vane to plasticity corrected shear strength values)		
	Average not less than	140kPa
	Minimum single value	110kPa
Dynamic penetrometer (non-cohesive fill)		
	Average value not less than	2 blows/50mm
	Minimum single value	1.5blows/50mm
Air voids percentage		
	Average value not more than	10%
	Maximum single value	12%

Material taken from any cuts on the slope are expected to be adequate for use as engineered fill.

Provision should be made to ensure that the earth works are conducted with due respect for the weather, particularly due to the low permeability of the underlying ground. The fill should not be placed on to wet ground, especially if ponded water is present.

5.2.4 Site Contouring and Topsoiling

As soon as possible, all final cut-slopes and fill slopes should be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks. This is particularly important for the fill materials that are particular to this site due to their moderate reactivity (shrink – swell behaviour).

The finished ground level should be graded so that water cannot pond against, beneath or around the building and retaining walls for the economic life of structure. To achieve this it will be important that the building platform beneath the topsoil grades away from the site.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

5.2.5 Access Road Construction

An existing sealed driveway passes upslope of the proposed building platform, leading to the top of the hill. It is assumed that access to the site will be able to come off this driveway. This will require a new section of driveway to be cut into the slope below the existing drive. A retaining wall may be required between the existing driveway and the new driveway below. Careful consideration should be given to the earthworks for the road, which should be carried out to a similar level to the earthworks for the building platform. This should include topsoil stripping and benching of the slopes proposed for filling, and compaction of the fill in layers. A maximum fill height of 1m is recommended.

5.3 Building Set Back Lines

Building set back lines from the slopes are recommended to isolate the building from potential soil creep.

The building platform should be isolated from the steepest section of the slope to the southwest by 6m. It may be difficult to ascertain the edge to set back from and as such it will be important that this distance is verified prior to the construction of the building.

5.4 Retaining Walls

The following recommendations are made to assist with the engineering design of any retaining walls.

1. For design active earth pressure, a friction angle of 28° can be assumed. Saturated unit weight of 20kN/m^3 can be assumed.
2. For design passive earth pressures, a friction angle of 32° can be assumed, with a saturated unit weight of 20kN/m^3. Alternatively an undrained shear strength of 150kPa can be assumed for calculation of pole embedment.
3. Allowances should be made for sloping ground above and below the walls.
4. Retaining walls should be designed taking into account any applicable surcharge load, e.g. cars or buildings.

5. More than adequate behind wall drainage is recommended. The excavation for the drainage unit should be lined in a non-woven geotextile (filter cloth) prior to placement of the drainage metal to minimise the potential for siltation. A 100mm diameter slotted drainage coil surrounded with at least 50mm of drainage metal should be placed at the base of the drainage unit. Drainage metal should comprise clean 10mm to 20mm angular durable gravel (drainage metal) which should extend up to 70% of the wall height. The top of the drainage unit should be wrapped in filter cloth.
6. Low permeability soil should be placed into the top of the excavation above the drainage unit. The soil should be compacted in layers not exceeding 200mm using a small compactor (e.g. "wacker packer") to achieve a minimum strength of 1 blow per 50mm using a Scala penetrometer or 80kPa using a hand held shear vane.
7. The drainage coil should be connected to the stormwater system for the development, or should discharge to an area of low gradient well away from any fill.

At the construction stage, the pole holes should be checked by a Building Inspector or Suitably Qualified Professional to ensure that the soils encountered are consistent with those described in this report and that the depth of the excavation meets or exceeds the engineering design requirements. The wall designer should be contacted immediately should differing conditions be encountered. Alteration of the design may be required.

It is also important that adequate behind wall drainage is installed, and as such the drainage unit should be inspected by a Building Inspector or Suitably Qualified Professional prior to its backfilling.

The poles should be fully encased with concrete in accordance with the design. This includes ensuring that the poles are centred within the pile hole. All deleterious material should be removed from the excavation. Backfilling with soil shall not be carried out.

5.5 Foundation Design and Construction Recommendations

Provided that the building is located within the tested zone, ground with a geotechnical ultimate bearing capacity of at least 300kPa (allowable bearing capacity of at least 100kPa)

is expected to exist beneath the subject site based on the penetrometer results and bearing capacity calculations. This is expected to enable NZS3604:2011 foundation designs to be used. They will however require modification to account for the seasonal shrink swell potential of the soils. This will involve the foundations being taken to 0.4m below finished ground level.

Prior to the construction of the foundations, all cuttings from the foundation excavations need to be removed to avoid the excessive foundation settlement due to the consolidation of the cuttings with loading. This is also in accordance with NZS3604 (2011) and NZS4229 (2013) which requires all footings to be on undisturbed good ground.

5.6 Verification Checks

As required by NZS3604 (1999) and NZS4229 (1999), any fill beneath the building will need to be certified by a Chartered Professional Engineer in accordance with NZS4431 (1989). A "Certificate of Suitability of Earthfill for Residential Development" will also be required in accordance with NZS3604 and NZS4229. In order for the fill to be certified, the excavation will need to be inspected by the certifying Engineer or Engineer's representative to ensure that all compressible materials are removed prior to the placement of the new fill.

Verification testing of the foundation excavations by a Building Inspector or Suitably Qualified Professional is recommended to ensure that the ground conditions at the base of the foundation excavations are as described in this report, and that all unsuitable and loose materials have been removed as required by NZS3604 (1999) and NZS4229 (1999). We should be contacted immediately if these conditions vary from that described in this report. Deepening of the foundations or a modification to the recommendations or design may be required.

5.7 Surface Water Disposal

It is important to ensure that all surface water from roof, paved and retaining wall areas is appropriately collected and discharged to a suitable point sufficiently away from the building and areas of fill. If allowable, discharge to the ponds downslope of the site would be ideal.

The discharge point should be protected to inhibit erosion.

Disposal using soakage pits is not recommended due to the negative effect that this can have on the stability of the site. In addition, the effectiveness of the soakage pit reduces in the long term without regular maintenance.

The stormwater system for the building should be operational as soon as the roof is in place. This is to ensure that the ground within the vicinity of the building is not compromised by the negative effects and potential consequences of soil saturation.

5.8 Effluent Disposal

On-site treatment and disposal of wastewater will be required. Due to the sloping nature of the ground and the low permeability of some of the soils it is unlikely that conventional septic tank and absorption trench disposal systems will be adequate.

We consider that an aerated wastewater treatment plant with widely spaced dripper irrigation lines would be most appropriate for on-site wastewater management within this property. The disposal areas should be located within the gentler sloping areas of the hillside. We consider the area to the north of the proposed building site to be appropriate.

We recommend that the effluent disposal field be located at least 3m away from all footings and 1.5 times the height of any retaining walls.

We recommend that as-built drawings be prepared documenting the position of the effluent treatment system, including all connecting pipe work.

5.9 Service Pipes

All service pipes, stormwater structures, and culverts should be designed and constructed to ensure adequate capacity, strength, and water tightness to prevent leakage into the platform through blockage, running under pressure, or structural failure.

All service pipes installed within the fill should be flexible, or flexibly joined, so that they may deflect without breaking if the ground settles.

A record should be kept of the position, type, and size of all subsoil drains, and in particular of their outlets.

6 Other Considerations

This report has been prepared exclusively for Mike Endean care of Thompson Surveyors Ltd with respect to the particular brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. Land Development & Exploration Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

This report was prepared in general accordance with current standards, codes and practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods, and subsurface investigations at discrete locations. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from that described in this report.

This report should be read in its entirety to understand the context of the opinions and recommendations given.

This report has been prepared for Resource Consent purposes. As such, recommendations given may be conservative to allow for differing ground conditions that may not have been identified in the level of investigation carried out for this purpose. The recommendations given may be able to be refined at the Building Consent Stage with detailed subsurface

investigation and analysis that is specifically undertaken for the particular structures proposed for the site.

For and on behalf of LDE Ltd

Report prepared by:

Finlay Wallen-Halliwell

BSc, PMEG

Engineering Geologist

Report reviewed by:

Georg Winkler

MIPENZ, CPEng

Principal Engineering Geologist-Geotechnical Engineer

Find out more about LDE professionals

L:\12200 to 12299\12202 Pa Road Subdivision\10) Reporting\1) Working\R1 12202 FWH 22Apr16 Pa Road Subdivision Kerikeri.docx

APPENDIX A

GEOTECHNICAL INVESTIGATION PLAN

LDE LAND DEVELOPMENT & EXPLORATION LTD.

Geotechnical Investigation Plan

DRAWN	GEW
CHECKED	
DATE	28/Apr-16
PROJECT	12202

APPENDIX B

HANDAUGERED BOREHOLE LOGS

LAND DEVELOPMENT & EXPLORATION LTD.

BOREHOLE LOG

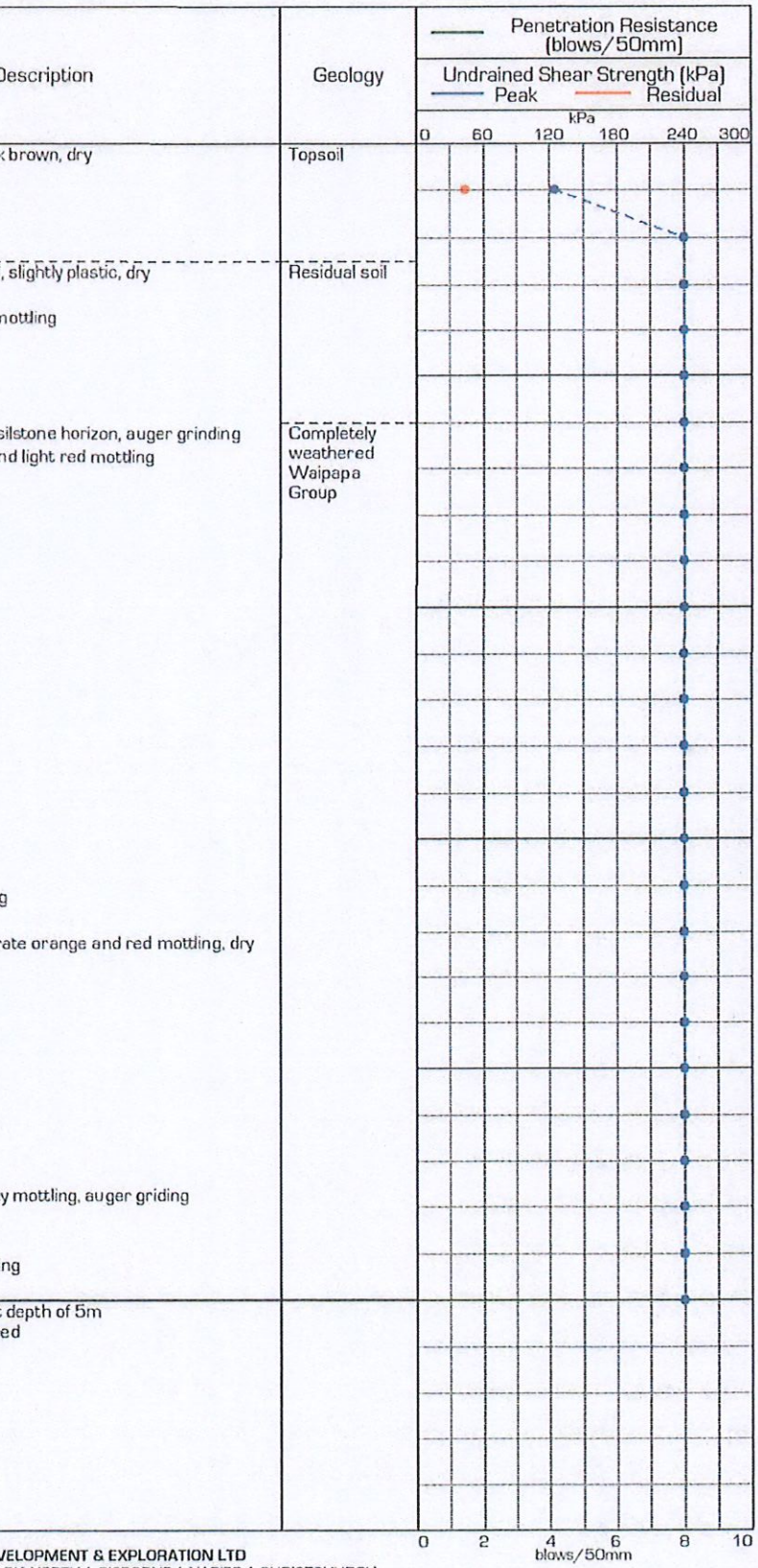
Test ID: BH1
Sheet: 1 of 1

Client: Dennis Thompson
Project: Pa Road Subdivision, Kerikeri
Address: 94 Pa Road, Lot 8 DP310634
Test Method: 50mm Handauger Vane ID: 731

Project number: 12202
Date: 21/03/2016
Logged by: FWH
Checked by: GEW

Position: E: - m N: - m Elevation: - m

RL (m)	Depth (m)	Samples and Field Tests	Moisture	Strength	Classification	Graphic Log	Soil Description	Geology
0.0	0.0		D		OL		SILT, some organics, dark brown, dry	Topsoil
		SV 125/44kPa		VSt			very stiff	
		SVUTP		H			hard	
-0.5	0.5		D	H	ML		SILT, clayey, orange, hard, slightly plastic, dry	Residual soil
		SVUTP					some light red and grey mottling	
		SVUTP						
-1.0	1.0	SVUTP						
		SVUTP					trace of gravel, soft HW silstone horizon, auger grinding	Completely weathered Waipapa Group
		SVUTP					no gravel moderate orange, grey and light red mottling	
-1.5	1.5	SVUTP						
		SVUTP						
		SVUTP						
-2.0	2.0	SVUTP						
		SVUTP					pinkish orange	
		SVUTP						
-2.5	2.5	SVUTP					some dark grey mottling	
		SVUTP	M				moist	
		SVUTP					light red	
-3.0	3.0	SVUTP						
		SVUTP					streaky dark grey mottling	
		SVUTP	D				minor clay, brown, moderate orange and red mottling, dry	
-3.5	3.5	SVUTP	M				reddish orange, moist	
		SVUTP					light greyish brown	
-4.0	4.0	SVUTP	D				heavy black mottling, dry	
		SVUTP						
		SVUTP					no black	
-4.5	4.5	SVUTP					trace of gravel, some grey mottling, auger griding no gravel some pink mottling	
		SVUTP						
		SVUTP					trace of sand, auger griding no sand	
-5.0	5.0	SVUTP					End of Borehole at target depth of 5m No watertable encountered	
-5.5	5.5							
-6.0	6.0							



LDE LAND DEVELOPMENT & EXPLORATION LTD.

BOREHOLE LOG

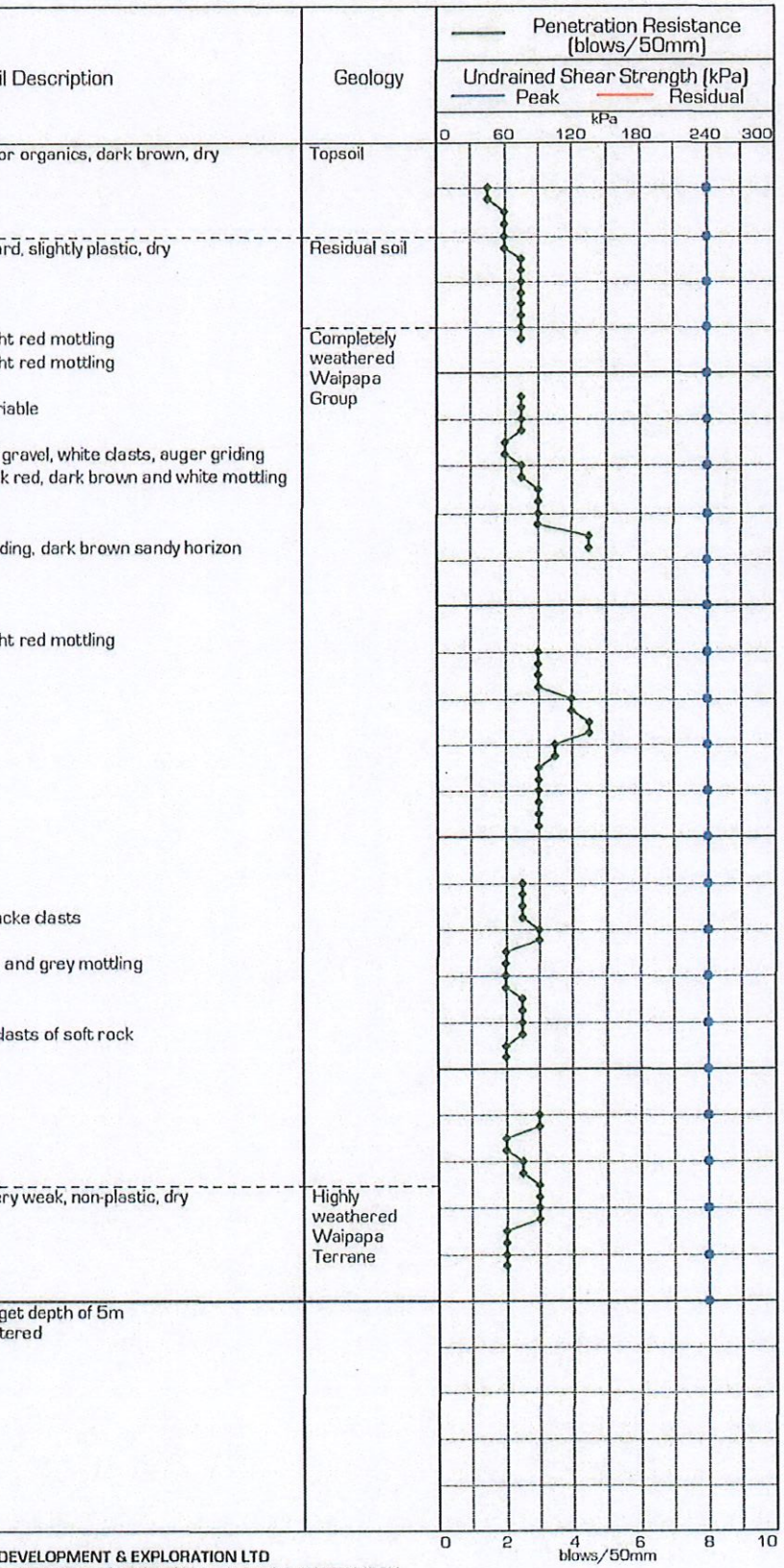
Test ID: TS2
Sheet: 1 of 1

Client: Dennis Thompson
Project: Pa Road Subdivision, Kerikeri
Address: 94 Pa Road, Lot 8 DP310634
Test Method: 50mm Handauger, Scala Penetrometer Vane ID: 731

Project number: 12202
Date: 21/03/2016
Logged by: FWH
Checked by: GEW

Position: E: - m N: - m
Elevation: - m

RL (m)	Depth (m)	Samples and Field Tests	Moisture	Strength	Classification	Graphic Log	Soil Description	Geology
0.0	0.0		D		OL		SILT, trace of clay, minor organics, dark brown, dry	Topsoil
		SV UTP		H			hard	
		SV UTP	D	H	ML		SILT, clayey, orange, hard, slightly plastic, dry	Residual soil
-0.5	0.5	SV UTP						
		SV UTP					some light grey and light red mottling	Completely weathered Waipapa Group
		SV UTP					heavy light grey and light red mottling	
-1.0	1.0	SV UTP					mostly grey mottling, friable	
		SV UTP					trace of sand, trace of gravel, white clasts, auger griding	
		SV UTP					light orange, heavy dark red, dark brown and white mottling	
-1.5	1.5	SV UTP					no sand, no gravel	
		SV UTP					some sand, auger grinding, dark brown sandy horizon	
		SV UTP					no sand	
-2.0	2.0	SV UTP					some light grey and light red mottling	
		SV UTP						
		SV UTP						
-2.5	2.5	SV UTP						
		SV UTP						
		SV UTP						
-3.0	3.0	SV UTP						
		SV UTP	M				moist	
		SV UTP					trace of gravel, greywacke clasts no gravel	
-3.5	3.5	SV UTP					orange, some light red and grey mottling	
		SV UTP						
		SV UTP					some gravel, orange, clasts of soft rock	
-4.0	4.0	SV UTP						
		SV UTP						
		SV UTP						
-4.5	4.5	SV UTP	D		ML		SILTSTONE, orange, very weak, non-plastic, dry	Highly weathered Waipapa Terrane
		SV UTP						
-5.0	5.0	SV UTP					End of Borehole at target depth of 5m No watertable encountered	
-5.5	5.5							
-6.0	6.0							



LDE LAND DEVELOPMENT & EXPLORATION LTD.

BOREHOLE LOG

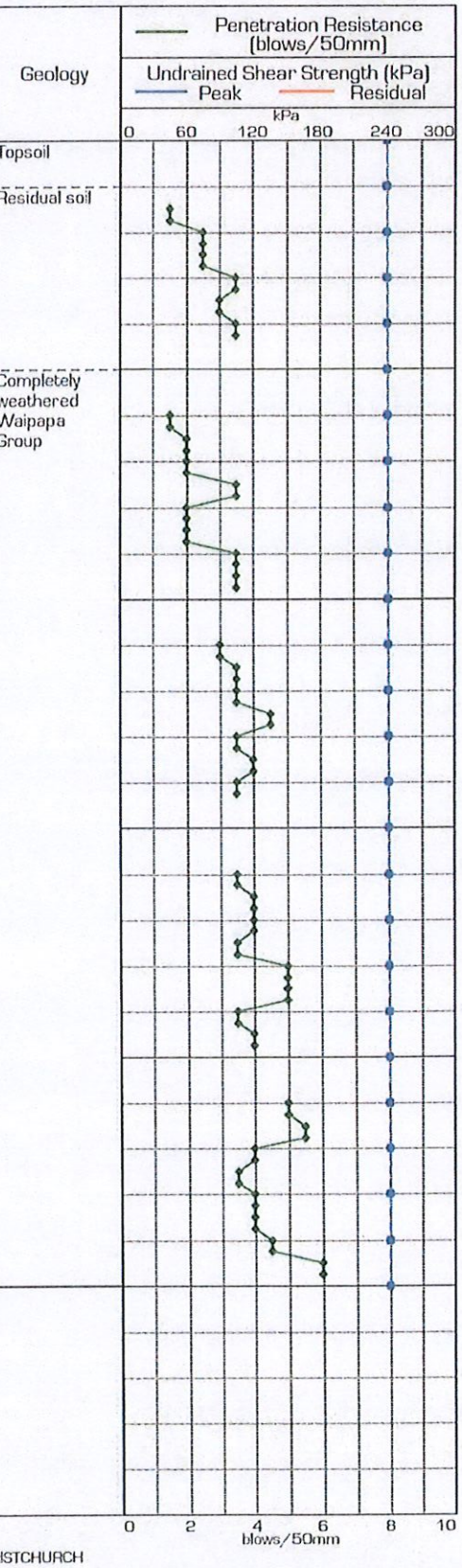
Test ID: TS3
Sheet: 1 of 1

Client: Dennis Thompson
Project: Pa Road Subdivision, Kerikeri
Address: 94 Pa Road, Lot 8 DP310634
Test Method: 50mm Handauger, Scala Penetrometer Vane ID:

Project number: 12202
Date: 21/03/2016
Logged by: FWH
Checked by: GEW

Position: E: - m N: - m
Elevation: - m

RL (m)	Depth (m)	Samples and Field Tests	Moisture	Strength	Classification	Graphic Log	Soil Description	Geology
0.0	0.0	SV UTP	D	H	OL		SILT, trace of organics, minor clay, dark brown, hard, dry	Topsoil
		SV UTP	D	H	MH		SILT, clayey, orange, hard, moderately plastic, dry	Residual soil
		SV UTP					trace of gravel	
-0.5	0.5	SV UTP					no gravel	
		SV UTP						
		SV UTP					some black and grey mottling	
-1.0	1.0	SV UTP					heavy black mottling	Completely weathered Waipapa Group
		SV UTP						
		SV UTP						
-1.5	1.5	SV UTP					some grey mottling, no black	
		SV UTP						
		SV UTP					heavy grey and white mottling	
		SV UTP					trace of sand, friable, loose	
-2.0	2.0	SV UTP					no sand	
		SV UTP					some dark red mottling	
		SV UTP						
-2.5	2.5	SV UTP						
		SV UTP						
		SV UTP						
-3.0	3.0	SV UTP						
		SV UTP					heavy grey mottling, some dark red	
		SV UTP						
		SV UTP						
-3.5	3.5	SV UTP					trace of gravel, auger grinding	
		SV UTP					no gravel	
		SV UTP					friable	
		SV UTP						
-4.0	4.0	SV UTP						
		SV UTP					thick black horizon	
		SV UTP						
-4.5	4.5	SV UTP						
		SV UTP					trace of gravel, auger grinding, harder material	
		SV UTP					no gravel	
-5.0	5.0	SV UTP					End of Borehole at target depth of 5m	
							No watertable encountered	
-5.5	5.5							
-6.0	6.0							



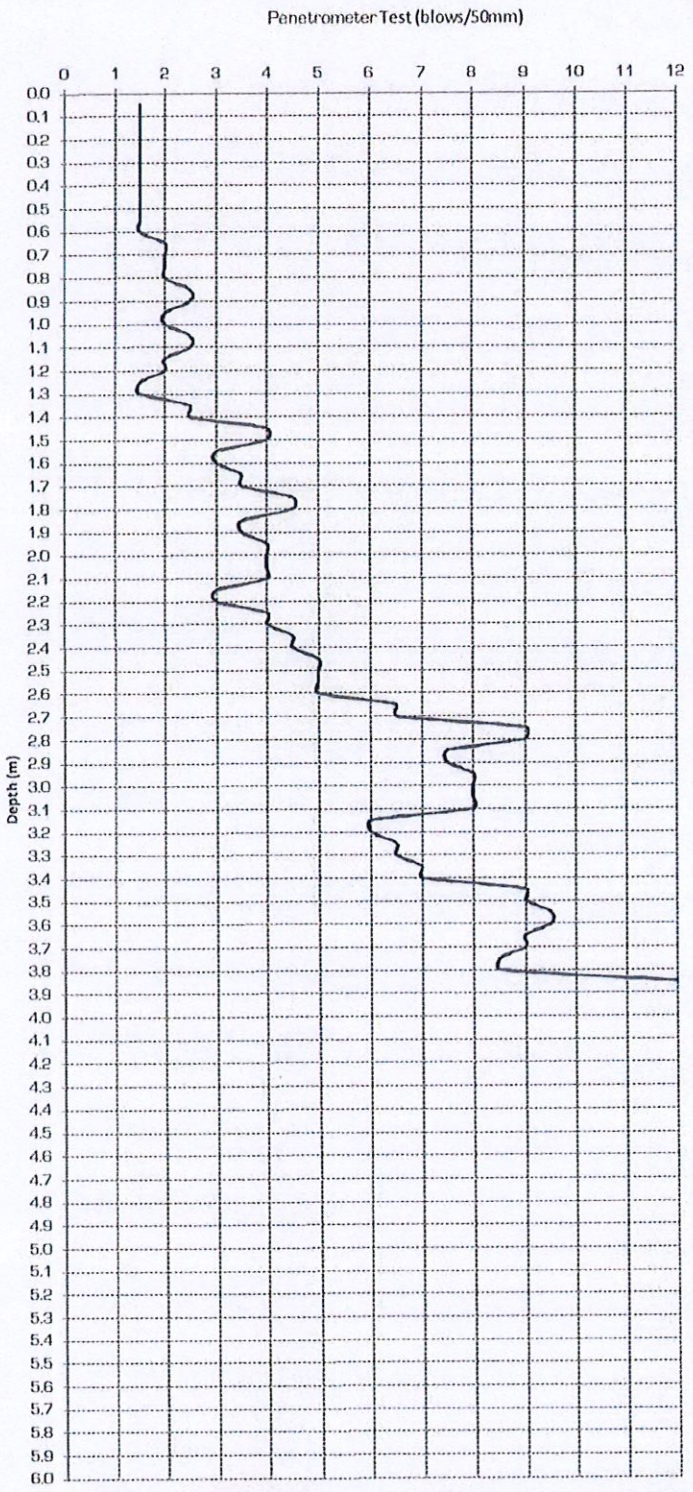
APPENDIX C

SCALA PENETROMETER TEST LOGS

PENETROMETER TEST LOG

LDE LAND DEVELOPMENT & EXPLORATION LTD		PENETROMETER TEST No:	P1
Client: Dennis Thompson	Project: Pa Road Subdivision, Kerikeri	LDE Project No.:	12202
Project Location: 94 Pa Road, Lot 8 DP 310634	Test Location: Refer to Site Plan	Test date:	21 March 2016
Co-ordinates: mN mE	Test method: Dynamic Penetrometer	Tested by:	FWH

Depth (m)	Blows/50mm	Density	Depth (m)	Blows/50mm	Density
0.05	1.5	L	3.00	8	D
0.10	1.5	L	3.05	8	D
0.15	1.5	L	3.10	8	D
0.20	1.5	L	3.15	6	MDD
0.25	1.5	L	3.20	6	MDD
0.30	1.5	L	3.25	6.5	MDD
0.35	1.5	L	3.30	6.5	MDD
0.40	1.5	L	3.35	7	D
0.45	1.5	L	3.40	7	D
0.50	1.5	L	3.45	9	D
0.55	1.5	L	3.50	9	D
0.60	1.5	L	3.55	9.5	D
0.65	2	L	3.60	9.5	D
0.70	2	L	3.65	9	D
0.75	2	L	3.70	9	D
0.80	2	L	3.75	8.5	D
0.85	2.5	L-MD	3.80	8.5	D
0.90	2.5	L-MD	3.85	12	VD
0.95	2	L	3.90	15	VD
1.00	2	L	3.95		
1.05	2.5	L-MD	4.00		
1.10	2.5	L-MD	4.05		
1.15	2	L	4.10		
1.20	2	L	4.15		
1.25	1.5	L	4.20		
1.30	1.5	L	4.25		
1.35	2.5	L-MD	4.30		
1.40	2.5	L-MD	4.35		
1.45	4	L-MD	4.40		
1.50	4	L-MD	4.45		
1.55	3	L-MD	4.50		
1.60	3	L-MD	4.55		
1.65	3.5	L-MD	4.60		
1.70	3.5	L-MD	4.65		
1.75	4.5	L-MD	4.70		
1.80	4.5	L-MD	4.75		
1.85	3.5	L-MD	4.80		
1.90	3.5	L-MD	4.85		
1.95	4	L-MD	4.90		
2.00	4	L-MD	4.95		
2.05	4	L-MD	5.00		
2.10	4	L-MD	5.05		
2.15	3	L-MD	5.10		
2.20	3	L-MD	5.15		
2.25	4	L-MD	5.20		
2.30	4	L-MD	5.25		
2.35	4.5	L-MD	5.30		
2.40	4.5	L-MD	5.35		
2.45	5	MD	5.40		
2.50	5	MD	5.45		
2.55	5	MD	5.50		
2.60	5	MD	5.55		
2.65	6.5	MD	5.60		
2.70	6.5	MD	5.65		
2.75	9	D	5.70		
2.80	9	D	5.75		
2.85	7.5	D	5.80		
2.90	7.5	D	5.85		
2.95	8	D	5.90		



Notes:
- Density classification based on NZ Geotechnical Society Field Description for Soil and Rock
- Effective friction angles are indicative only and are based on SPT-penetrometer correlations
- Strength chart indicative only
- Refer to plan for test site locations
- Information is taken from point locations. Ground conditions may vary from that shown away from test site.
- Low strength layers which are thinner than 50mm may exist which are not shown

Very low strength ground <1 blow per 50mm
Low strength ground 1 to 2 blows per 50mm
Ground with ultimate bearing capacity of at least 300kPa

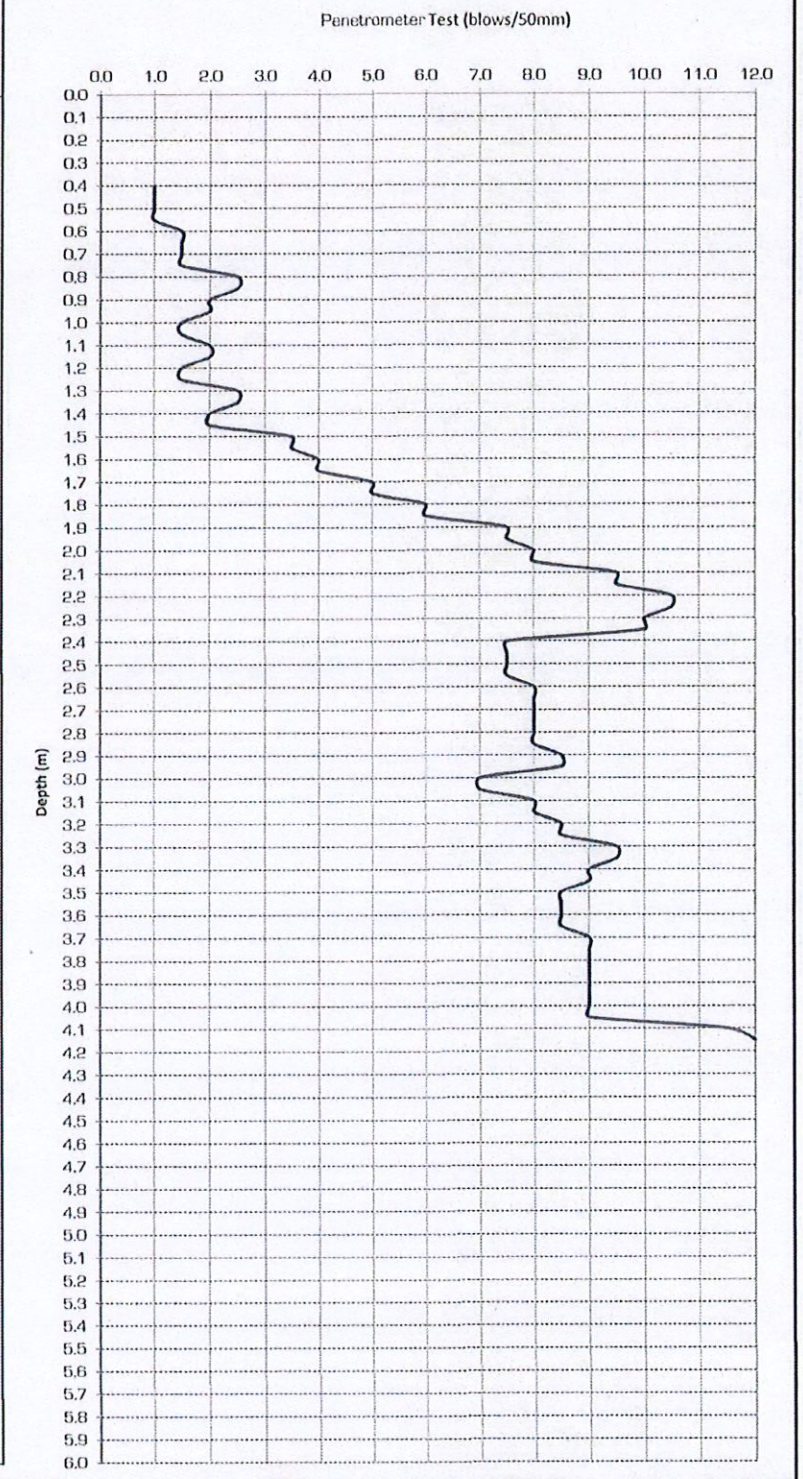
LDE LAND DEVELOPMENT & EXPLORATION LTD.

PENETROMETER TEST LOG

PENETROMETER TEST No: P2

Client: Dennis Thompson	**Project:** Pa Road Subdivision, Kerikeri	**LDE Project No.:**	12202
Project Location: 94 Pa Road, Lot 8 DP 310634	**Test Location:** Refer to Site Plan	**Test date:**	21 March 2016
Co-ordinates: mN mE	**Test method:** Dynamic Penetrometer	**Tested by:**	FWH

Depth (m)	Blows/50mm	Density	Depth (m)	Blows/50mm	Density
0.05			3.00	7	D
0.10			3.05	7	D
0.15			3.10	8	D
0.20			3.15	8	D
0.25			3.20	8.5	D
0.30			3.25	8.5	D
0.35			3.30	9.5	D
0.40	1	L	3.35	9.5	D
0.45	1	L	3.40	9	D
0.50	1	L	3.45	9	D
0.55	1	L	3.50	8.5	D
0.60	1.5	L	3.55	8.5	D
0.65	1.5	L	3.60	8.5	D
0.70	1.5	L	3.65	8.5	D
0.75	1.5	L	3.70	9	D
0.80	2.5	L-MD	3.75	9	D
0.85	2.5	L-MD	3.80	9	D
0.90	2	L	3.85	9	D
0.95	2	L	3.90	9	D
1.00	1.5	L	3.95	9	D
1.05	1.5	L	4.00	9	D
1.10	2	L	4.05	9	D
1.15	2	L	4.10	11.5	D
1.20	1.5	L	4.15	12.0	VD
1.25	1.5	L	4.20		
1.30	2.5	L-MD	4.25		
1.35	2.5	L-MD	4.30		
1.40	2	L	4.35		
1.45	2	L	4.40		
1.50	3.5	L-MD	4.45		
1.55	3.5	L-MD	4.50		
1.60	4	L-MD	4.55		
1.65	4	L-MD	4.60		
1.70	5	MD	4.65		
1.75	5	MD	4.70		
1.80	6	MD	4.75		
1.85	6	MD	4.80		
1.90	7.5	D	4.85		
1.95	7.5	D	4.90		
2.00	8	D	4.95		
2.05	8	D	5.00		
2.10	9.5	D	5.05		
2.15	9.5	D	5.10		
2.20	10.5	D-VD	5.15		
2.25	10.5	D-VD	5.20		
2.30	10	D-VD	5.25		
2.35	10	D-VD	5.30		
2.40	7.5	D	5.35		
2.45	7.5	D	5.40		
2.50	7.5	D	5.45		
2.55	7.5	D	5.50		
2.60	8	D	5.55		
2.65	8	D	5.60		
2.70	8	D	5.65		
2.75	8	D	5.70		
2.80	8	D	5.75		
2.85	8	D	5.80		
2.90	8.5	D	5.85		
2.95	8.5	D	5.90		



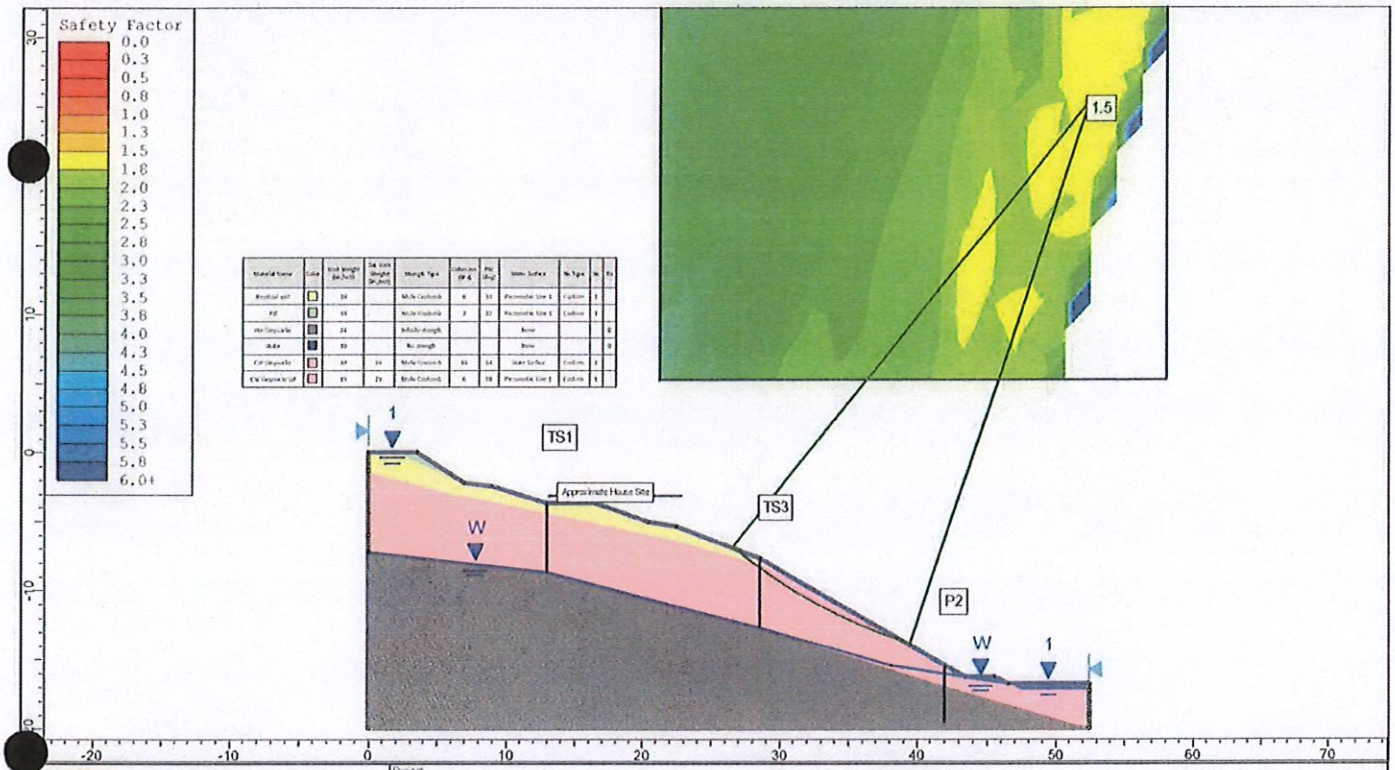
Notes:
- Density classification based on NZ Geotechnical Society Field Description for Soil and Rock
- Effective friction angles are indicative only and are based on SPT-penetrometer correlations
- Strength chart indicative only
- Refer to plan for test site locations
- Information is taken from point locations. Ground conditions may vary from that shown away from test site.
- Low strength layers which are thinner than 50mm may exist which are not shown.

- Very low strength ground <1 blow per 50mm
- Low strength ground 1 to 2 blows per 50mm
- Ground with ultimate bearing capacity of at least 300kPa

ACENZ

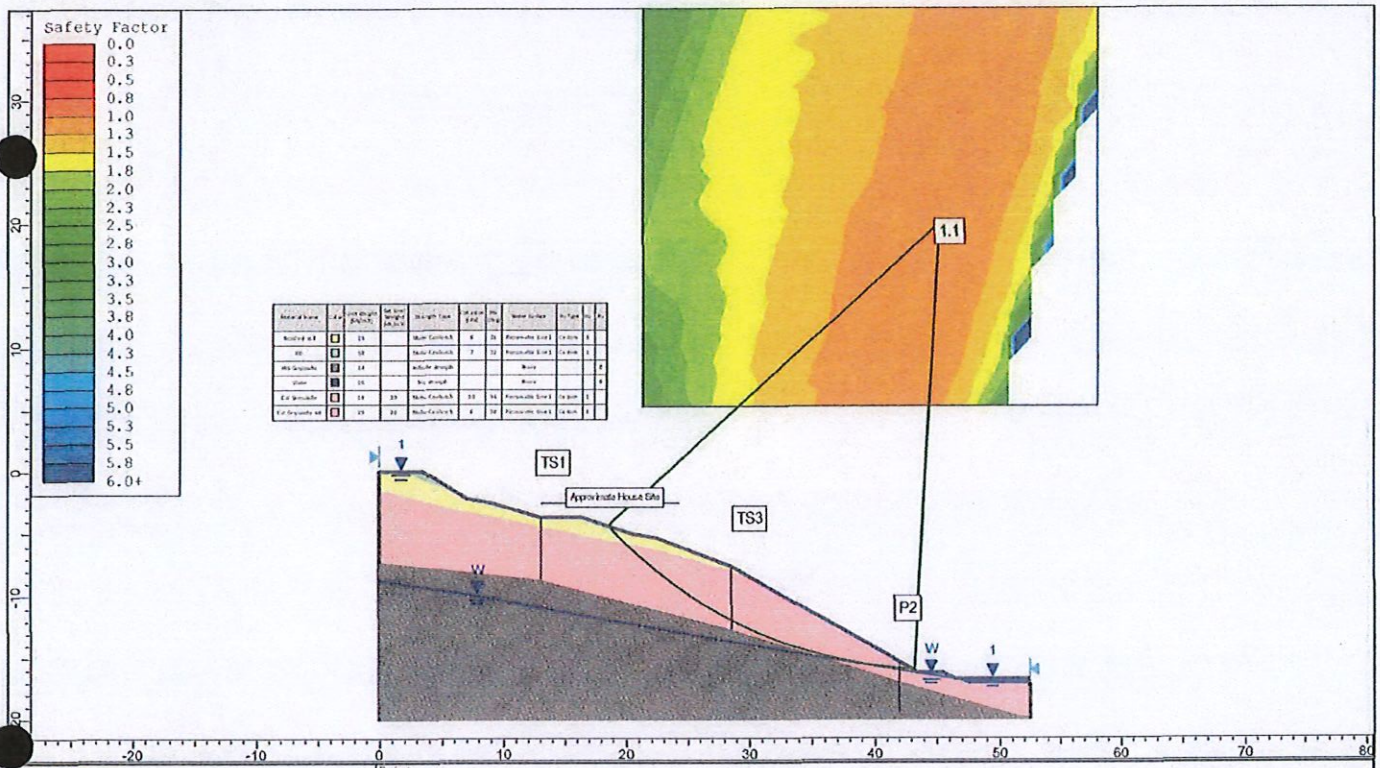
APPENDIX D

SLOPE STABILITY ANALYSIS RESULTS



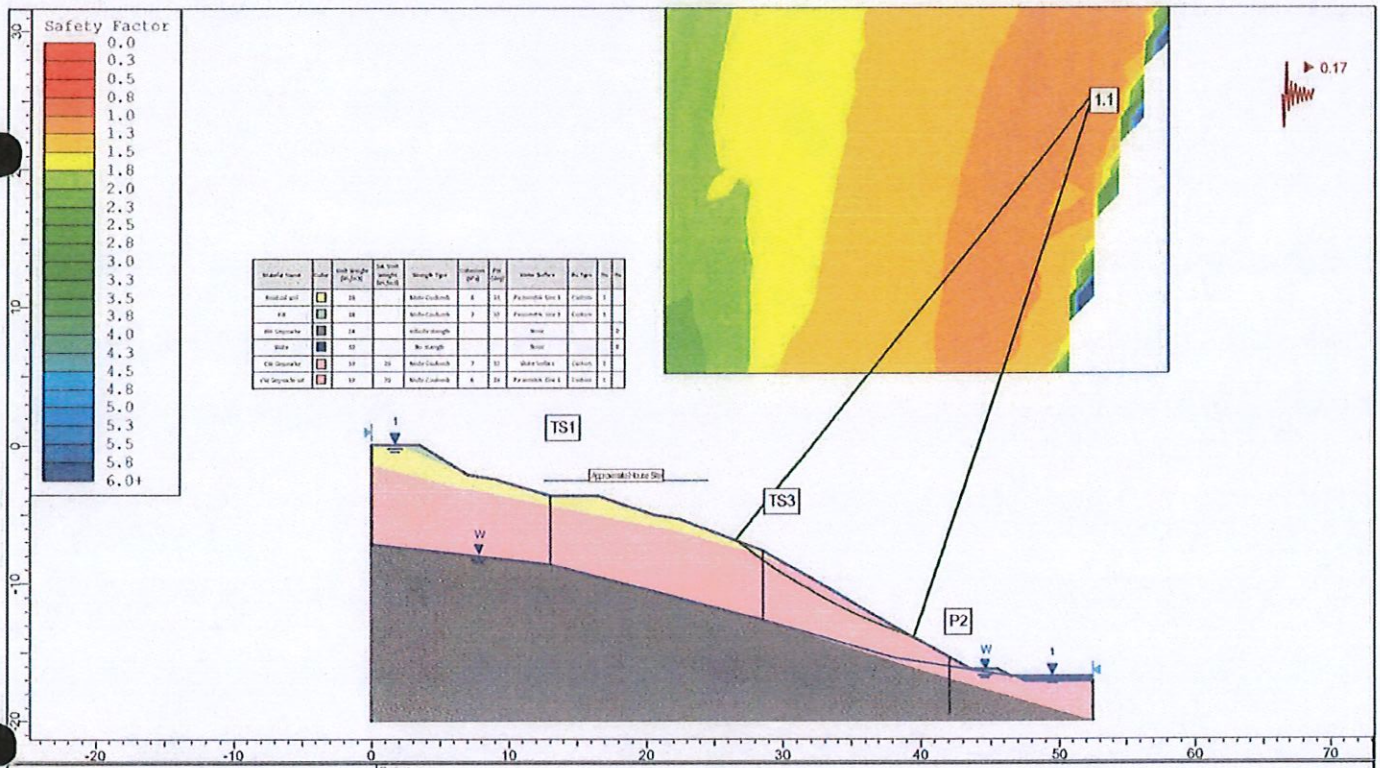
Project	Subdivision at Pa Road, Kerikeri
Analysis Description	Design groundwater conditions
Drawn By: FWH	Company: Land Development and Exploration Ltd
Date: 28/04/2016	Project Number: 12202

LDE LAND DEVELOPMENT & EXPLORATION LTD



LDE LAND DEVELOPMENT & EXPLORATION LTD.

Project	Subdivision at Pa Road, Kerikeri
Analysis Description	Extreme groundwater conditions
Drawn By: FWH	Company: Land Development and Exploration Ltd
Date: 28/04/2016	Project Number: 12202



Project	Subdivision at Pa Road, Kerikeri
Analysis Description	Design groundwater conditions with seismic load
Drawn By	FWH
Company	Land Development and Exploration Ltd
Date	28/04/2016
Project Number	12202

LAND DEVELOPMENT & EXPLORATION LTD

Appendix 6

LDE Effluent Report (2016)

Appendix 9

page 1/8

LAND DEVELOPMENT & EXPLORATION LTD.

EFFLUENT DISPOSAL FIELD ASSESSMENT

FERN LAKE PARK SUBDIVISION,

PA ROAD, KERIKERI

Project Reference: 12609
8 August 2016

1 INTRODUCTION

Land Development & Exploration Ltd (LDE) was engaged by Thomson Surveyors on behalf of Mike Endean to assess the possible effluent disposal field locations for three residential lots within the Fern Lake Park subdivision at Pa Road, Kerikeri. The purpose of the assessment was to gain an understanding of the hydrology at the sites and to determine whether the soils underlying the site are suitable for on-site wastewater disposal systems. No other engineering considerations form a part of this assessment.

The proposed subdivision plan is shown in Figure 1 below. The existing property is legally described as Lot 8 DP310634. This report addresses three residential lots, labelled Lot 4 (0.55ha), Lot 5 (0.95ha) and Lot 6 (0.5ha). For each of these lots an approximate house site has been identified, with possible effluent disposal fields occupying the remaining areas.

A site walkover and several shallow boreholes were carried out at each of the sites to gain an understanding of the underlying soils and groundwater conditions.

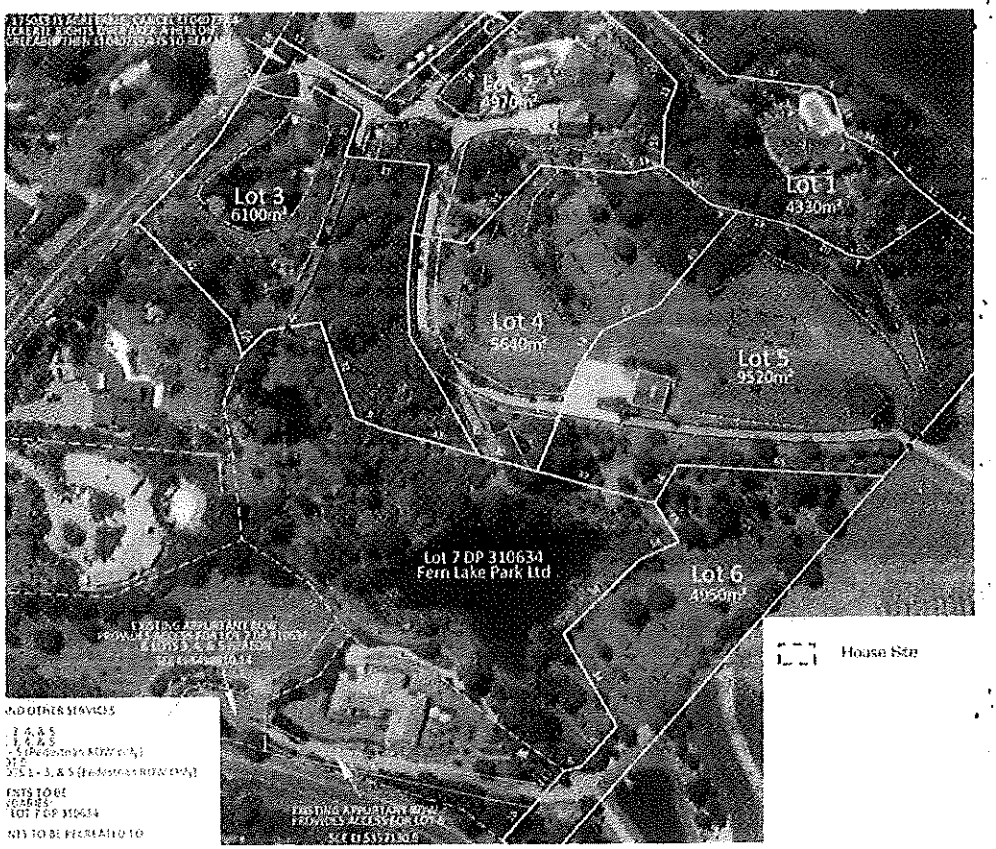


Figure 1: Subdivision scheme plan showing the proposed lot boundaries for Lots 4, 5 and 6. House sites are also shown for each lot.

2 SITE CHARACTERISTICS

2.1 General

The site is located on a ridge between two groundwater controls, a series of ponds in the south and the Kerikeri River to the north. The ponds are at approximately 15m above sea level while the Kerikeri River approximates sea level. As the house sites are generally elevated approximately 10-15m above the existing pond level, there is considered to be very little risk of shallow permanent groundwater levels beneath the house sites.

The ground investigation did not encounter any shallow perched groundwater conditions. Although the topsoil was observed to be saturated in places on the house site areas, it was apparent that this saturation was from recent rainfall and insufficient temporary shaping of the house site areas, and not from any permanent near surface soil saturation.

2.2 Lot 4

Lot 4 covers the crest and side slopes of a northwest trending ridge. A sealed driveway marks the western boundary of the lot. A moderately steep grass slope (1v:2.5h) leads up from the driveway, becoming more gently sloping (1v:5h) approximately 15m from the driveway. The central section of the lot is occupied by the flat crest of the ridge. This crest has been cut down to form a flat building platform. The site slopes away to the northeast of the building platform into bush at a grade of 1v:1.5h.

An open drain set on the inside of the driveway captures runoff from the west facing slopes. The building platform area appears to be very poorly draining with water pooling in places. The soils in this area were completely saturated at the time of the site visit, while soils in other areas were generally wet but not saturated.

2.3 Lot 5

Lot 5 is located immediately to the east of Lot 4. The site is predominantly flat through its central section, with steep (1v:1h) sparsely vegetated slopes to the south and moderate to steep terraced grass and bush slopes to the north leading to the Kerikeri River. An existing shed and concrete pad area are located within lot 5. The proposed house site is located on the northern side of the lot, within the flat area.

The south facing slopes within this lot drain directly and indirectly into a pond located at the base of the western slopes. A west trending overland flow path channels water from the eastern slopes into this pond. At the base of the flow path, near the inlet to the pond, an apparent spring is present.

2.4 Lot 6

Lot 6 covers a northwest trending spur ridge on the eastern side of the main pond and to the south of the aforementioned overland flow path. The site slopes away steeply to the north, west and south, and slopes up gently to the east. The house site for this lot is be located to the rear (east) of the site. The ridge is expected to be cut down to provide sufficient flat area for the likely building platform.

A second pond is present to the south of the site, which drains through a culvert into a stream which discharges into the main pond. The southern side of lot 6 generally drains towards this stream, while the northern side drains into the overland flow path.

3 Effluent Disposal Fields

Our assessment of the proposed lots found that suitable areas for effluent disposal are available at each of the lots. The available areas are shown in Figure 2.

The soils in the identified areas were found to be moist to wet at the time of investigation, with at least 150mm of topsoil cover. Underlying the topsoil a silty clay/clayey silt residual soil was encountered. These are expected to be category 5 soils in accordance with AS/NZS 1547 (2012) and ARC TP58 (2004).

Ample area for effluent disposal fields is available to the southwest and south of Lots 4 and 5 respectively. At Lot 6 the available area for effluent disposal is somewhat limited by the proximity of the site to the adjacent stream and pond, as well as the steep terrain. As the ground is sloping loading rates on the soil should be reduced, resulting in an increased area required. In the steepest areas of the site effluent disposal will not be possible. As a result of this the size of house that is able to be situated on Lot 6 may be limited, unless additional design measures are implemented.

Disposal fields should comply with the following conditions:

- Set back 15m from waterways and ponds for secondary wastewater treatment.
- Set back 10m from waterways and ponds for tertiary wastewater treatment (UV).
- Set back 1.5m from all boundaries, foundation footings, and retaining walls.

In the event that further shaping of the building sites is not carried out and the topsoil layer remains saturated, consideration should be given to ripping the surface soils within the land application areas, applying gypsum, and cultivating the irrigation area with garden flowers beds and shrubs.

Figure 2: Available effluent disposal area at proposed Lots 4, 5, and 6.

4 Other Considerations

This report has been prepared exclusively for Thomson Surveyors on behalf of Mike Endean with respect to the particular brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. Land Development & Exploration Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

This report was prepared in general accordance with current standards, codes and practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods, and subsurface investigations at discrete locations. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from that described in this report.

This report should be read in its entirety to understand the context of the opinions and recommendations given.

Appendix 9

page 6/8

For and on behalf of LDE Ltd

Report prepared by:

Finlay Wallen-Halliwell

BSc, PMEG

Engineering Geologist

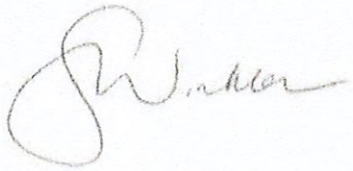
Report reviewed by:

Dave Dravitzki

BSc, MSc, TIPENZ, PEngGeol

Senior Engineering Geologist

Report authorised by:



Georg Winkler

MIPENZ, CPEng

Principal Engineering Geologist-Geotechnical Engineer

Find out more about LDE professionals

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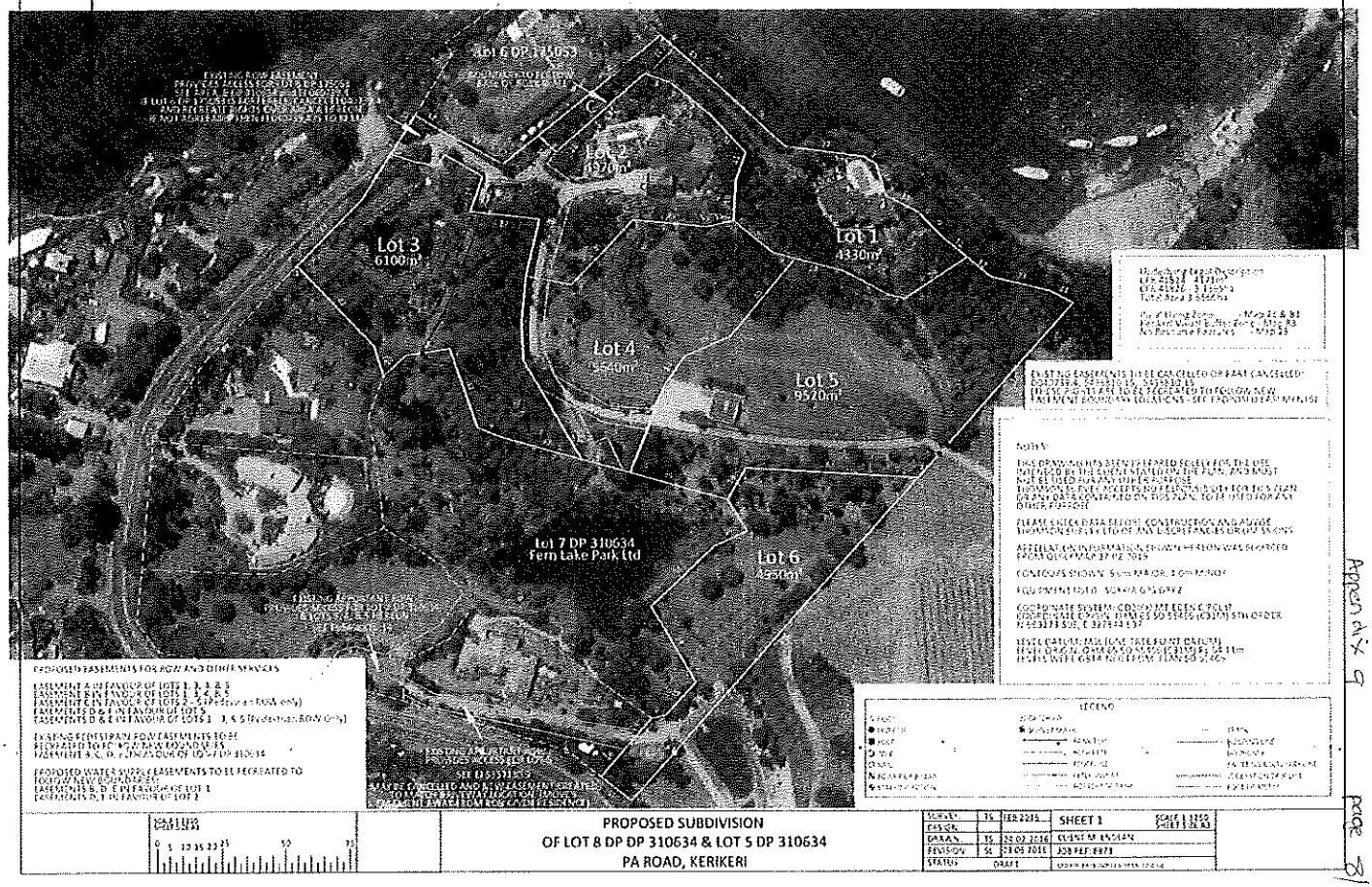
APPENDIX A

SUBDIVISION SCHEME PLAN



PROPOSED SUBDIVISION
OF LOT 8 DP DP 310634 & LOT 5 DP 310634
PA ROAD, KERIKERI

Appendix 5
Page 8 of 8

Appendix 7

Haigh Workman Site Suitability Report (2008)

HAIGH WORKMAN
Civil & Structural Consultants

P O Box 89
12 Butler Road
Kerikeri, New Zealand

Phone 09 407 8327
Fax 09 407 8378
www.haighworks.co.nz
info@haighworks.co.nz

JOB NO: 08 325

Client: **Mike Endean**

Location: **Pa Road**
Kerikeri

Report on Suitability of Site for Subdivision

1. Introduction

It is proposed to subdivide Lot 8 of DP 310634 (with minor boundary changes affecting Lots 5 & 6 DP 175053) to create 2 additional lots labelled Lot 8 and Lot 10.

This report assesses the suitability of those 2 lots (and the balance house-lot 9) with regard to general land suitability, hazards, access, earthworks required to construct the subdivision, stormwater management and on-site effluent disposal.

2. Description of Site

2.1 Location

The site has right of way access from the northern end of Pa Road and extends to the east and south with a small frontage to the esplanade reserve at Kerikeri River and to Pa Road at the southern corner.

2.2 Topography & drainage

The site is dominated by two features being; a major ridge running from south east to north west parallel to Kerikeri River and a valley running through proposed Lot 10, through the lake on the jointly owned Lot 7 DP 310634 and northward through the western corner of the balance Lot 8.

Apart from a small portion of sloping land that drains naturally to the north east to Kerikeri River, the majority of the site drains to the south west to the dammed valley which then drains northward under Pa Road to the Wiroa Stream.

2.3 Geology & soil type

The underlying geology is mapped as weathered ancient sandstone (greywacke).

We noted, however, that the Kerikeri volcanic basalt overlay that covers adjacent sites to the south west and south east extends a little onto the main ridge of proposed Lot 8 and also into existing Lot 4 containing ROW A to proposed lot 10.

The soil type associated with the older greywacke material is mapped as Marua Clay Loam being moderately to poorly drained.

The volcanic soil is mapped as Kerikeri friable clay loam, being well drained.

Soil profile in firm greywacke behind shed on Lot 8

2.4 Vegetation & Land Use

The site is currently in mown grass with substantial areas of landscape planting and the large secondary pond at the western end of the balance Lot 8.

2.5 Utility services

Electricity and Telecom reticulation run along the Pa Road frontage of the site, with services to the house on Lot 9 and some reticulation into Lot 8. Lot 10 can be serviced from the Pa Road frontage

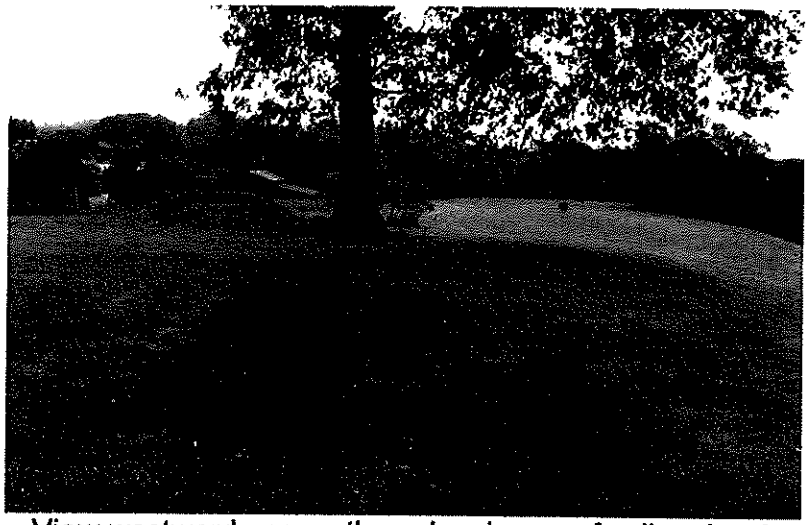
3. Hazards, Land stability and foundations

3.1 Hazards

Hazards listed in the Building Act include; erosion, avulsion, (tearing away by flowing water) alluvion (silt deposition), falling debris, subsidence, inundation or slippage.

We assess the susceptibility of this site to those potential effects as;

erosion	Minor, if vegetation disturbed
avulsion, (tearing away by flowing water)	No
alluvion (silt deposition)	No
falling debris	No
subsidence (vertical settlement)	No
inundation or	No
slippage	Yes, on steeper slopes, if stability is reduced, e.g. by undercutting, placement of fill or diversions of water flow.



View westward across the volcanic cap of soil on Lot 8

3.2 Land Stability and Building foundations

We have visited the site and inspected it for indications of slippage, settlement or instability. There is an existing relatively new house on Lot 9, which is nearing completion of alterations. Lot 8 has a large area of strong stable ground at a gentle slope that is suitable for buildings with standard foundations.

Lot 10 is smaller and more constricted in its potential for development, because of its steeper topography. The ground is of firm weathering greywacke suitable for building on, most obviously near the centre of the elevated ground. The most appropriate form of development

may be to partially excavate a platform or benches for standard foundations in the former ground, combined with extended floor area supported on more deeply embedded piers. The bulk of excavated fill should either be removed from the site or be placed in the valley floor either side (perhaps augmenting pond walls near the south-eastern or north-eastern boundaries).

View to south-west across house site on Lot 10.

4. Access

4.1 Access onto the site

Access onto the site will use an existing gated entry at the lower (northern) end of Pa Road for Lot 9 (with the existing house) and the larger balance Lot 8.

Lot 10 will gain entrance from Pa Road near the southern corner of the road frontage, via the ROW A, over Lot 4 DP 204218, established for the purpose in the original planning of the site development. Some minor work is required at this entrance to complete and surface its formation.

High quality concrete access down northern half of ROW G

4.2 Access within the site

Right of way A over Lot 4 to proposed Lot 10 is partially formed requiring only minor earthworks along the second portion of its length to complete it.

The access onto Lot 9 is fully complete and legalised.

The access into Lot 8 is also fully complete, utilising the formation within existing rights of way B & F within the lot.

There is also an existing access way along right of way G within Lot 8 giving a maintenance access down to the jointly owned lake.

5. Earthworks required to complete the subdivision

Only relatively minor earthworks are required to complete the subdivision, being the forming of the latter portion of the access onto Lot 10 and minor trimming for stormwater works for the access to existing shed on Lot 8.

We estimate the volume of works required to form the access to the house site on Lot 10 as:

60 m x 5 m x 0.5 m = 150 m^3

We don't expect that there would be any cut faces or fills greater than 1.5 metres.

Excavation material from the future development of a house site on Lot 10, could be placed in the minor valley near the boundary with lot 8. It could be used to form a small permanent "forebay" dam to reduce the potential for colloidal silt to enter the main pond.

Minor valley on Lot 10 near boundary with Lot 8

6. Stormwater Management

6.1 Stormwater management during construction
The proposed earthworks will be quite minor.

For the access onto Lot 10, care will be required to prevent runoff from the small area of disturbed surface entering the man-made lake on Lot 7 DP 310634

6.2 Long-term stormwater management
From both the undeveloped lots 8 & 10, stormwater will entirely drain into the large man-made lakes installed for the purposes of landscaping and stormwater management by the previous owner/developer.

These dams having a large surface area, are very effective in attenuating the peak flows from further up the catchment and from the surrounding lots, to be somewhat less than natural peak flows.

It is our opinion that no further works are required to control stormwater.

7. On-site Effluent Disposal

The on-site effluent disposal system on Lot 9 has been installed in accordance with a building consent and is located where it is not affected by the new boundaries.

7.1 Design Population & Flow

7.1.1 System Capacity
For subdivision purposes, we assume the houses will be 3-bedroomed, with 5 occupants.

7.1.2 Source of water supply
Water supply is likely to be sourced from:
a) Storing rainfall from roof run-off in tanks.

Flow reduction fittings may be used, but this cannot be assumed in assessing potential wastewater flows.

7.1.3 Design Flows
Considering the nature of the occupation we have adopted design flows of 180 litres per person per day, being 900 litres per day for a 5-person household.

7.2 Site & Soil Evaluation

7.2.1 Summary of Site & Soil Evaluation
The new sites, are both:

- 3000 m^2 or greater in area,
- Well drained soil profile,

- Ideal infiltration rate (not too fast or too slow),
- Ideal slope (5 – 15°).

The terrain in the vicinity of the likely house sites on Lot 8 is gently sloping. The broad ridge lines and natural flow paths are clearly evident.

On Lot 10 slopes are mostly steeper, but practical. The disposal area will need to be set back 15-20 m from the man-made lake.

The underlying geology at the house site is mapped as weathering ancient sandstone (greywacke).

The soil type is mapped as Marua Clay Loam being well to moderately well drained.

7.2.2 Key Constraints

The key constraints arising from the Site and Soil Evaluation are minor, being;

- the potential for ground to become saturated in prolonged rainfall, as applies everywhere,
- the need to intercept rainfall runoff from high ground,
- the need to set-back from the lake.

7.2.3 Summary of Design Issues

The effluent disposal systems will need to be sited to avoid surface runoff and natural seepage from higher ground, or protected by using interception drains.

7.3 Assessment of Environmental Effects

7.3.1 Effects on the Environment within the Property

Using trickle irrigation at the identified areas on the proposed Lots 8 and 10 here, there is unlikely to be any detectable environmental effect at any time, beyond 3.0 m from the disposal lines.

Use of the treated effluent for trickle irrigation would enhance landscape vegetation growth particularly in the drier summer months.

7.3.2 Effects on the Environment Beyond the Property

It is our opinion that no off-site effects will be detectable.

7.3.3 Cumulative Effects

Given the ideal soil type and slope the proposed discharges are unlikely to add to any detectable cumulative effect.

7.4 Design for Land Application System

7.4.1

The use of trickle irrigation disposal is sustainable here for the very long term. It provides as easy and convenient system for distributing effluent;

- over a much wider area,

- at an application rate low enough to be sustained by evapo-transpiration without reliance on the soakage,
- without unduly disturbing the existing surface.

It is possible, depending on the house site eventually chosen, that lot 8 may also be suitable for disposal of primary treated effluent by soakage. The use of that system would require soakage tests, undertaken at the real proposed location at the time of Building Consent to suit the position and scale of the home.

7.4.2 System Siting
The attached plan, sheet 2, shows an identified suitable location for trickle irrigation disposal.
The design issue is to avoid laying emitter tubing across concentrated surface rainfall run-off flow paths.

7.4.3 System Design Sizing
The proposed disposal system should be sized to achieve a daily application rate not exceeding 4.0 litres per m² per day. This is achieved using trickle irrigation tubing with 2.7 litre/hour emitters at 600mm spacing with the trickle tubes laid 0.9 metres apart (plus or minus 0.1 metres).

On this basis, the house would require 960/4= say 250m² or say 300 lineal metres of tubing.

7.4.4 Reserve Area Sizing
The vacant lot has reserve areas of suitable ground equal to 50% of design size or more.

7.4.5 Loading Method
It is proposed that the pump chamber for treated effluent will, as is usual practise, be controlled by float switches which would operate the trickle irrigation pumps on demand. No other means of control is necessary.

7.4.6 Factors of Safety
The major factor of safety is in treatment plant capacity. The standard treatment plants have not less than 50% spare capacity, in relation to the load from a normal 3-bedroom house.
For disposal, small safety factors have been included in total trickle tube length, design area and reserve area. No allowance has been included for advantageous loss to deep soakage, which adds safety factor here.

7.5 Design for Treatment System

7.5.1 Parameters affecting choice of treatment include:
- Certainty for long term sustainability
- Minimal environmental effect.

7.5.2 Treatment Plant Design Sizing
The naming of a proprietary secondary treatment plant will be decided by the new owner, at the building consent stage, when the position and scale of the building are known.
Treatment plants must meet the requirements of AS/NZS 1546.3:2008.

7.5.3 Siting Requirements

Secondary treatment plants can be sited anywhere, provided they are;

- not less than 0.5 m below floor level to the inlet,
- more than 3.0 m from any house,
- more than 1.5 m from any boundary,
- easily accessible for routine maintenance.

7.6 Construction Installation

7.6.1 Installation Requirements

The treatment plants must be installed by the provider of the plant to their published specifications.

The trickle irrigation tubing must be installed by the treatment plant installer.

7.6.2 Commissioning Requirements

The treatment and trickle irrigation must be commissioned by the provider of the irrigation plant.

7.7 Management Procedures

7.7.1 Operation Maintenance Requirements

A maintenance agreement is to be entered into with the supplier.

Once commissioned the plants operate automatically with alarms fitted to advise occupants of any matters needing attending to.

7.7.2 Monitoring & Inspection

As part of the maintenance agreement, there should be six monthly inspections with reports provided to the owner.

7.8 FNDC On–site effluent disposal policy 2008

7.8.1 Likelihood of failure/accidental discharge

The likelihood of a discharge from a household secondary (aeration) treatment plant is less than minor. The pipe work to and within the plant is strong, sealed and buried. The treated effluent is pumped at low pressure to wide distribution onto the ground. Only the puncture of a distribution pipe would allow some treated material to escape in a more concentrated manner.

7.8.2 Consequence of failure/accidental discharge

The site is remote from; food gathering locations, aquatic recreation and environments sensitive to accidental organic or bacterial loading.

In the unlikely event of some form of failure/accidental discharge, the treated material would seep from the tubing, across the grass.

7.8.3 Multiple house sites

At this site, there is more than one position where a house could be constructed, so the final appropriate location for installing the disposal system cannot be pre-determined.

7.8.4 Vegetation Planting

Trickle irrigation disposal systems rely on evapo-transpiration from sub-surface irrigated lawn or covered surface irrigated landscape planting. Where new planting is required, this must be in place for the evapo-transpiration to begin to function. A list of suitable plants is appended.

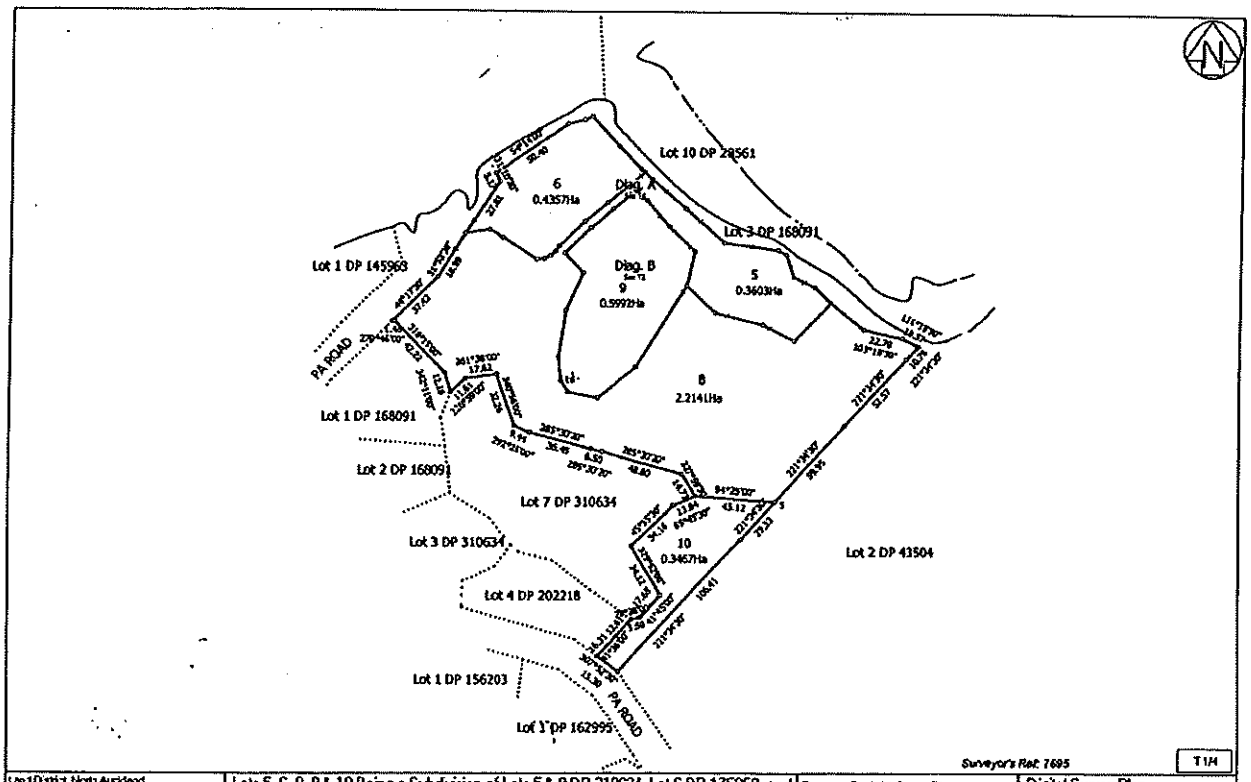
7.8.5 Appendix E

We also attach completed Appendix E Site Assessment form, together with a table identifying the points of difference for each lot.

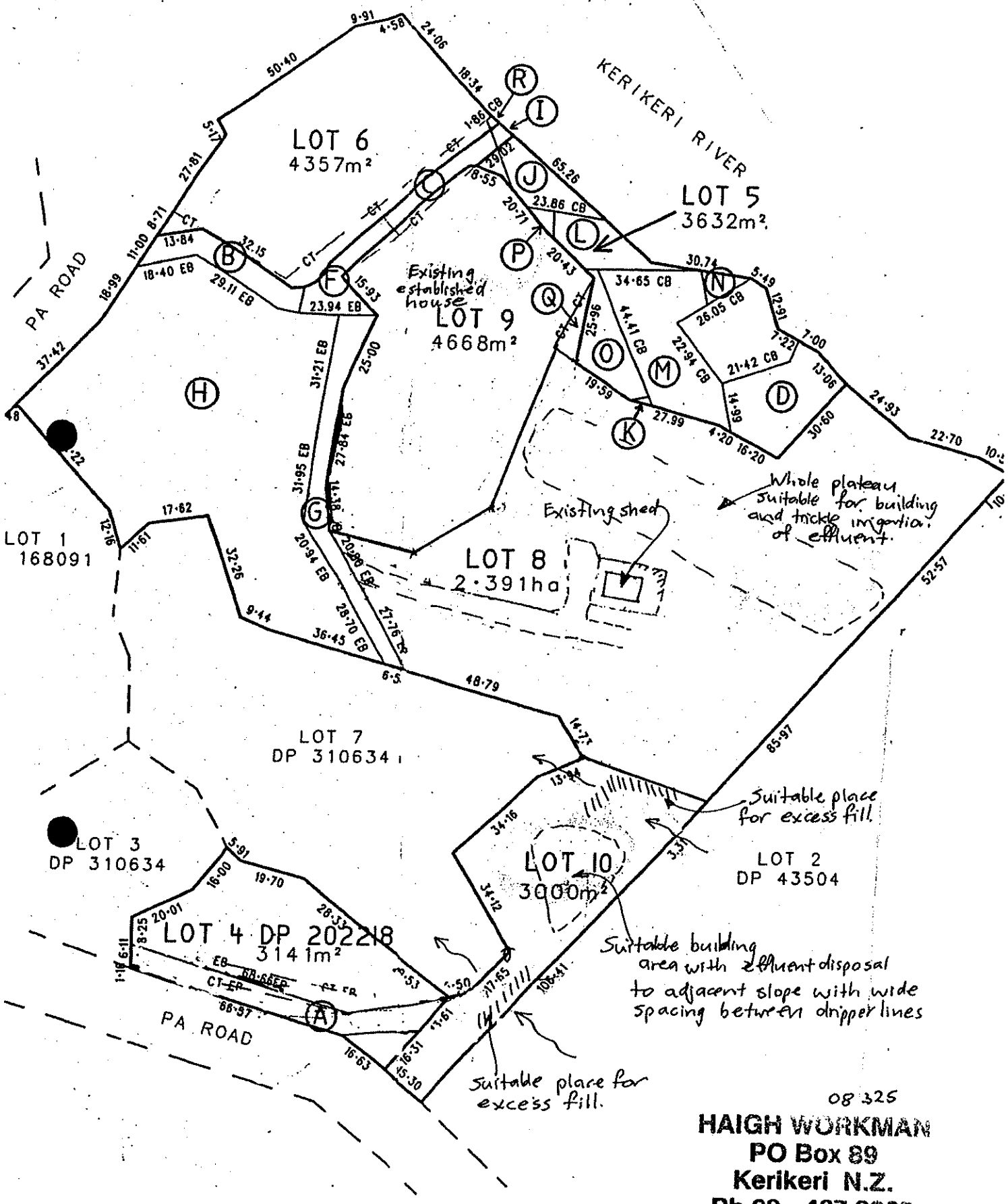
8 Conclusions

- The site is suitable for subdividing as proposed.
- The house sites on both lots are on firm ridges suitable for constructing a house.
- A large portion of Lot 8 is of broad gently sloping strong ridge with a number of sites suitable for building.
- The sites are not subject to hazards, but we recommend that foundations for a building on Lot 10 be specifically designed to take into account the concentrated building loads and variable ground conditions away from the centre of the ridge.
- Access onto the site will use existing gated entrances. Access within the site will use existing formed rights of way.
- Only minor earthworks are required to complete the formation of access to the house sites. Care will be required during the construction of the access to house site on Lot 10 to prevent potential silt laden runoff entering the manmade pond.
- The proposal will have no off-site effect on peak stormwater flows given the two huge ponds constructed by the previous developer for the purposes of landscaping and stormwater management.
- On-site effluent disposal is sustainable on both of the lots. A suitable area on Lot 10 is quite small but required setback distances are obtainable in compliance with the permitted activity requirements of the Regional Water and Soil Plan using secondary treatment and trickle irrigation disposal.
- With reference to 2008 FNDC policy for on-site effluent disposal, we have identified on the plan a suitable location for the disposal system in associated with an identified suitable building site.

W O Haigh
BE(Civil) MIPENZ CPEng



Land District: North Auckland Digitally Generated Plan Generated on: 23/09/2008 10:31am Page 1 of 4	Lots 5, 6, 8, 9 & 10 Being a Subdivision of Lots 5 & 8 DP 310634, Lot 6 DP 175053, and Easement over Lot 4 DP 202218	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Survey Plan LT 410695



MIKE ENDEAN
PROPOSED SUBDIVISION

08 325

HAIGH WORKMAN
PO Box 89
Kerikeri N.Z.
Ph 09 - 407 8327

11/11/08

FAR NORTH DISTRICT COUNCIL Appendix E TP58

08325

1. Applicant Details For Subdivision Purposes Only

Applicant Name	*MIKE ENDEAN*	
Company Name		
	First Name(s))	Surname
Property Owner Name(s)	*Michael Bruce* *Shirley Ann*	*ENDEAN*

Nature Of Applicant*	*Owner*

(*i.e. Owner, Lessee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	*HAIGH WORKMAN*			
Site Evaluator Name	*Bill Haigh*			
Postal Address	*P O Box 89*			
	Kerikeri			
Phone Number	Business	*(09) 4078327*	Private	
	Mobile		Fax	*(09) 4078378*
Name Of Contact Person	*Bill Haigh*			
e-mail Address	bill@haighworks.co.nz			

OFFICE USE ONLY

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	

If yes, give Reference Numbers and Description

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted
If so, specify Application Details and Consent No.
(e.g., Land Use, Water Intake, Subdivision, Earthworks, Stormwater Consent)

NIL

1. Property for which this application relates:

Physical Address of Property	*94 Pa Road*		
	Kerikeri		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	*Permitted:*	Controlled:	Discretionary:
Relevant Regional Rule(s) (note 1)	*15.1.4*		
Total Property Area (m^2)	*3.16 ha*		
Map Grid Reference of Property If Known			

2. Legal description of land (as shown on certificate of title)

Lot No.	*8, 9, 10*	DP No.	*Subdiv of lots 5 & 8, DP 310634*	CT No.	
Other (specify)					

Please ensure copy of certificate of title is attached

Not attached to Engineering report for subdivision application.

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined Terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No		(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Existing house on proposed Lot 9
Shed on proposed Lot 8

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No		(Please tick one)

If No, why not?

If Yes, please give details of report (and if possible, please attach report):

Author	*W Haigh*
Company/Agency	*Haigh Workman*
Date of Report	*attached 10 Dec 2008*
Brief Description of Report Findings:-	
Broad stable ridge on lots 8, 9.	
Firm weathering sandstone spur on Lot 10	

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
Soakage systems may be stressed
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A. MET RESEARCH
1600mm per year, 900mm winter, 700mm summer
Vegetation / Tree Cover:
Grass & landscaping trees
Slope Shape: (Please provide diagrams)
broad ridge along Lots 8 & 9
Spur ridge at Lot 10
Slope Angle:
5-20 degrees
Surface Water Drainage Characteristics:
Mostly sheet run-off to ponds
Flooding Potential: Yes/No
No
If yes, specify relevant flood levels on appended site plan, i.e. one in five years and/or 20 year/or 100 year return period flood level, relative to disposal area.
Surface water Separation:
>15m where required
Site Characteristics: or any other limitation influencing factors

4. Site Geology

Weathered ancient mudstone (soft) and sandstone (firm)
Some of area capped with volcanic overlay

Geological Map Reference Number	*NZMS 290-Sheet O 04/05*

5. What Aspect(s) does the proposed disposal system face? (please tick)

North	Lot 10	West	
North-West	Lot 9	*South-West*	Lot 8
North-East		South-East	
East		South	

6. Site Clearances (indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)	Check Council Requirements
Boundaries	*>1.5*	*>3*	*1.5m minimum*
Surface water, Rivers, Creeks, Drains etc.	*>15*	*>15 from man-made pond*	*15m minimum*
Groundwater	*NA*	*>1.5*	*0.6m minimum*
Stands of trees/shrubs			*NA*
Wells water bores	*None known*	*None known*	*20m minimum*
Embankments/retaining walls			*3m minimum*
Buildings	*>3*	*>3*	*3m minimum*
Other (specify)			

PART D: Site Assessment - Subsoil Investigation

(refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached.

1. Please identify the soil profile determination method:

Test Pit	Depth m	No of Test Pits	*nil*
Bore Hole	Depth m	No of Bore Holes	*nil*
Other (specify)	*experience on 4 adjacent lots*	*Observation of exposed soil profile faces*	

Soil Report attached?

Yes		No		See subdivision report attached

2. Was fill material intercepted during the subsoil investigation?

Yes		*No*		(Please tick one)

If yes please specify the effect of the fill on waste water disposal

3. Percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method					
Trenches not proposed					
Test Report attached?	Yes		*No*		(Please tick one)

4. Are surface water interceptor/diversion drains required?

Yes		No		(Please tic

4a. Are subsurface drains required

Yes		*No*		(Please tick one)

If yes enter details

5. Please state the depth of seasonal water table:

Winter	*2.0m+*	m	Measured		*Estimated*	
Summer	*2.0m+*	m	Measured		*Estimated*	

6. Are there any potential stormwater short circuit paths?

Yes		*No*		(Please tick one)

If the answer is yes please explain how these have been addressed
Trickle irrigation area to be sited clear of flow paths

7. Based on results of subsoil investigations above, please indicate the disposal field soil category (refer TP58 Table 5.1)

Is Topsoil Present?	*Yes*		No			If so, Topsoil Depth?	m

Soil Category		Description	Drainage
1		Gravel, coarse sand	Rapid draining
2		Coarse to medium sand	Free draining
3		Medium-fine & loamy sand	Good drainage
4		Sandy loam, loam & silt loam	Moderate drainage
5		*Sandy clay loam, clay loam & silty clay loam*	*Moderate to slow drainage*
6		Sandy clay, non swelling clay & silty clay	Slow draining
7		Swelling clay, grey clay, hardpan	Poorly or non-draining

Reasons for placing in stated category

Soil map clasification, soil colour and texture of exposed soil profile.

PART E: Discharge Details

1. Water supply source for the property (please tick)

Rainwater (roof collection)	
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of bedrooms	*3*	typical
Design occupancy	*5*	(Number of People)
Per capita Wastewater Production	*180*	(Litres per person per day)
Other - specify		
Total Daily Wastewater Production	*900*	(Litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	*Yes*	Standard	No	
b) Water Recycling - what %?	Yes		*No*	

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

Dual flush toilet cisterns
low water use dishwasher only
no garbage grinders
reduction of 20 litres/person/day

4. Is Daily Wastewater Discharge Volume more than 2000 Litres:

Yes		*No*		(Please tick one)

Note if answer to the above is yes, an NRC wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	*36,000*	(m)
Total Daily Wastewater production	*900*	(Litres per day)
Lot area to discharge ratio	*40.0*	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of Greater than 3?

Yes		No		(Please tick one)

Not an NRC Requirement

8. Is a Northland Regional Council Discharge Consent Required?

Yes		*No*		(Please tick one)

PART F: Primary Treatment (Refer TP58 Section 7.2) NA

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chambered grease traps) to be installed or currently existing:
If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed? N/A

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5 & 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	yes		
Home Aeration Plant	yes		
Commercial Aeration Plant			
Intermediate sand filter			
Recirculating sand filter			
Clarification tank			
Tertiary treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method
(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	yes

2. High water level alarm to be installed in pump chambers

Yes		No		(Please tick one)

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	12+	m
Pump Chamber Volume	120	litres
Emergency Storage Volume	1000	litres

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 & 10)			
Surface Dripper Irrigation	257 metres		
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate		3.5	Litres/m^2/day
Disposal Area	Design	257	m^2
required 30% reserve	Reserve	77	m^2

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area available here	257	m^2
Percentage of Primary Disposal Area	100	%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Use a minimum of 257 metres of RAAM dripline with 3.5 l/hr emitters at 1m spacing and 1m line spacing or equivalent						
Dripline to be covered with bark, mulch or similar or placed in shallow trenches 100mm-150mm deep when laid in lawn.						
Position as shown on included site plan complying with all minimum setbacks.						
Plan Attached?	*Yes*		No		(Please tick one)	

If not explain why not?

Plan is schematic only for subdivision stage.

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No		(Please tick one) Agreement to be made when plant is purchased.

Name of Suppliers

Not required for subdivision site assessment

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with this application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No		(Please tick one)

If yes, list and explain possible effects

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	*yes*
Include a Location Plan and Site Plan (with scale bars)	*yes*
Attach an assessment of Environmental Effects (AEE)	*yes*

1. Declaration

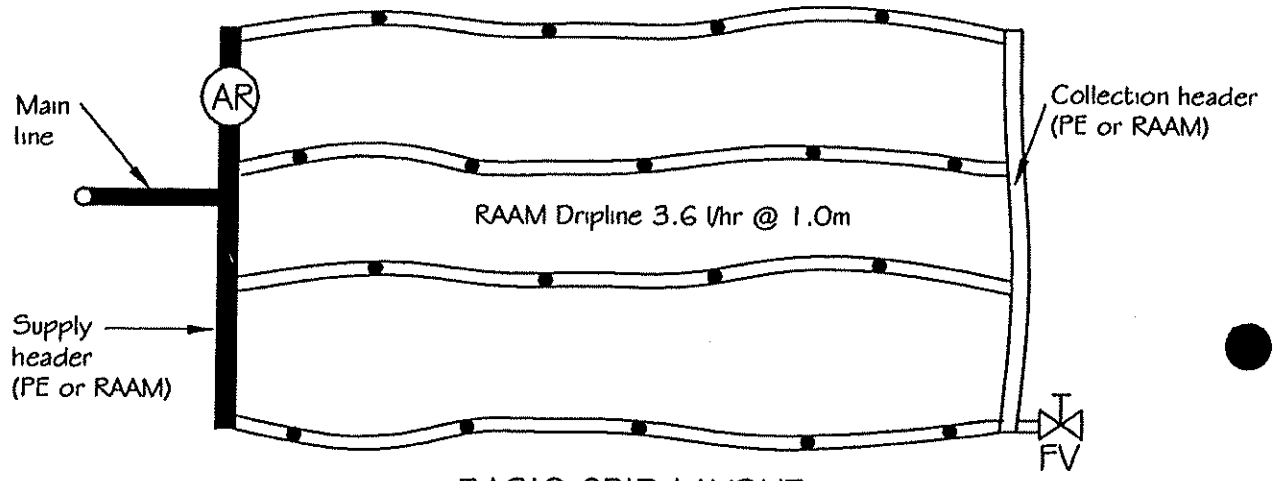
I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	*W O Haigh*	Signature	
Position	*Director*	Date	*10/7/08*

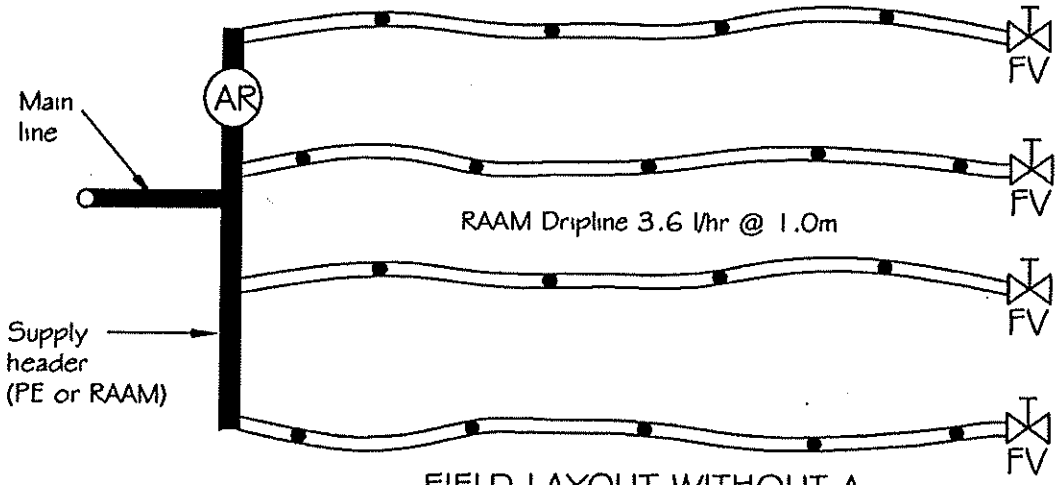
08325

Attachment to TP 58 Site Assessment

Lot	Area m^2	Elevation	Slope %	Aspect	Soil class	Features	Reserve area %	Depth to winter water-table
9	5992	high	5	SW	5	plateau	100	5m
8	22,141	high	15	NW	5	ridge end spur	100	3m
10	3467	high	15	NE	5	ridge end spur	100	3m



BASIC GRID LAYOUT



FIELD LAYOUT WITHOUT A COLLECTION HEADER PIPE

AR — Air / Vacuum Release Valve

FV — Flushing Valve

HAIGH WORKMAN
Civil & Structural Consultants Ltd
12 Butler Rd
P O Box 89
KERIKERI
Ph 407 8327
Fax 407 8378
info@haighworks.co.nz

ON-SITE EFFLUENT DISPOSAL

TYPICAL FIELD LAYOUTS

Trickle Irrigation

Ref: 08 325	Sheet: 3
Scale: NTS	Drawn: Pip
Date: 11/12/08	Checked:

HAIGH WORKMAN
Civil & Structural Consultants Ltd

PO Box 89
12 Butler Road
Kerikeri, New Zealand

Phone 09 407 8327
Fax 09 407 8378
www.haighworks.co.nz
info@haighworks.co.nz

ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Advice to Home Owner/Occupier

Homeowners and occupiers are legally responsible to keep their on-site wastewater system in good working order. The following schedule gives advice on the use and maintenance of the system.

1. **Use of the System**

For the on-site wastewater system to work well there are some good habits to encourage and some bad habits to avoid:

1.1 In order to reduce sludge building up in the tank:
- (i) Scrape all dishes to remove fats, grease etc, before washing.
- (ii) Keep all possible solids out of the system.
- (iii) Don't use a garbage grinder unless the system has been specifically designed to carry the extra load.
- (iv) Don't put sanitary napkins, other hygiene products or disposable nappies into the system.

1.2 In order to keep the bacteria working in the tank and in the land-application area:

- (i) Use biodegradable soaps.
- (ii) Use a low-phosphorus detergent.
- (iii) Use a low-sodium detergent in dispersive soil areas.
- (iv) Use detergents in the recommended quantities.
- (v) Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants.
- (vi) Don't put chemicals or paint down the drain.

1.3 Conservation of water will reduce the volume of effluent disposed to the land-application area, make it last longer and improving its performance. Conservation measures could include:

- (i) Installation of water-conservation fittings.
- (ii) Taking showers instead of baths.
- (iii) Only washing clothes when there is a full load.
- (iv) Only using the dishwasher when there is a full load.

1.4 Avoid overloading the system by spacing out water use evenly. For example not doing all the washing on one day and by not running the washing machine and dishwasher at the same time.

2. Maintenance

2.1 The primary wastewater-treatment unit (septic tank) will need to:

(i) Be desludged regularly i.e. every 3 to 5 years, or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two-stage system).
(ii) Be protected from vehicles.
(iii) Have any grease trap cleaned our regularly.
(iv) Have the vent and/or access cover of the septic tank kept exposed.
(v) Have any outlet filter inspected and cleaned.

2.2 The land-application area needs protection as follows:-

(i) Where surface water diversion drains are required by the design, these need to be kept clear to reduce the risk of stormwater runoff entering the effluent soakage area.
(ii) No vehicles or stock should be allowed on trenches or beds.
(vi) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
(vii) Irrigation areas are not play areas for children and access should be restricted.
(viii) Any evapo-transpiration areas should be designed to deter pedestrian traffic.
(ix) The baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds, if required by the design.

2.3 Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with maximum efficiency.

2.4 For aeration treatment systems. Check equipment and:

(i) Follow the manufacturer's instructions for maintaining and cleaning pumps, siphons and septic tank filters.
(ii) Clean disc filters or filters screens on irrigation-dosing equipment periodically by rinsing back into the primary wastewater-treatment unit.
(iii) Flush drip irrigation lines periodically to scour out any accumulated sediment.

SUITABLE PLANT SPECIES
FOR
EVAPO-TRANSPIRATION SYSTEM

Notes:

1. Compiled from information provided by Alan Fielding and Associates, Landscape Architects and Environmental Horticultural Consultants, Whangarei, August 1976.

2. Information applicable to Northland, Auckland, Bay of Plenty and Coromandel areas in particular. For other areas of New Zealand local horticultural advice should be sought.

3. **Key:**

Height

1. Around 1 metre or lower
2. Around 2 metres
3. Above 3 metres

Durability

A. Very hardy
B. Hardy
C. Soft

Trees – General

Should preferably be evergreens although some deciduous trees offer very good transpiration e.g.

Elms	3A
American Oaks	3A
Birch	3A
Shrubby Pussy Willow, Bitter Willow	3A
Hydrangea	2A
Catalpa	3B

Fringe Trees

Kawakawa	3A
Geniostoma	3A
Hibiscus (various indigenous & exotic)	1-2 B
Catalpa	3B
Karaka	3A
Pukatea (for very wet conditions)	3A
Kohekohe	3A
Puka (Meryta)	3B
Puriri	3A
Makomako	3A
Lemonwood (Pittosporus)	3A
Parapara	3C

(Shelter at least for initial establishment may be very important).

Plants & Evergreens

Canna	1B
Taro	1C
Aralias	1-2 B
Rhubarb	1A
Rock Lily (Arthropodium)	1B
Rangiora	2A
Fuchsia	2A
Philodendrons (large range)	1C
Flax (Phormium tenax)	2A
Agapanthus	1B
Kaka Beak (Clianthus)	1-2 A
Swan Plant	2-3 A
Gunneras (larger varieties)	1-2A
Geraniums (large range)	1A

Begonias (large range of species) 1C
- are very useful as an underplant in sheltered places.

Grasses

Paspalum (will tolerate extreme wet and dry)
Poa species
Crested Dogs Tail (Cynosurus cristatus)
Yorkshire Fog (likes regularly wet sites)
Canary Reed Grass (Phalarus Arundinacea)

Ground Covers

Mercury Bay Weed (Dichondra) could be useful on light soils
Yellow clovers (or pseudo clovers) good where extra wet